

# UNOFFICIAL COPY

90057417

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR **SANDRA KOLODZIEJSKI,**  
a widow

of the County of Cook and State of Illinois  
for and in consideration of Ten & 00/100  
Dollars, and other good and valuable considerations in hand paid,  
Convey S and (WARRANT S / ~~QUIT CLAIM~~) unto  
**LASALLE NATIONAL BANK**  
135 S. LaSalle Street  
Chicago, IL 60603

DEPT-01 RECORDING \$14.25  
TR#444 TRAN 2827 02/02/90 14:47:09  
#9941 # D \* - 90 - 057417  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 18th day of JANUARY, 1990 and known as Trust  
Number 115098 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of  
Illinois, to wit: Lot 72 in the Subdivision of part of Lot 1 in Richow  
and Bauermeisters Subdivision of the West 1/2 of the Northeast 1/4  
of Section 25, Township 40 North, Range 13, East of the Third  
Principal Meridian, lying East of a line parallel to and 655 feet  
East of the East line of California Avenue and South of a line  
parallel to and 466 feet South of the North line of said Section  
25, in Cook County, Illinois.

Commonly known as 3023 N. Elston Avenue, Chicago, Illinois.  
P.I.N. 13-25-212-008

Subject to general taxes for the year 1989 and subsequent years.

options to purchase the whole or any part of the reversion and to contract respecting the manner or timing the amount of pre-  
rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any  
kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to  
deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning  
the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be  
conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or  
money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to  
inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust  
agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be  
conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the  
time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such  
conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said  
trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and  
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a  
successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title,  
estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the  
earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal  
property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest  
in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the  
certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar  
import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all  
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 16  
day of January, 1990

(SEAL) Sandra Kolodziejcki (SEAL)  
Sandra Kolodziejcki

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
IMPRES CERTIFY that SANDRA KOLODZIEJSKI, A WIDOW  
SEAL personally known to me to be the same person whose name is subscribed to the  
HERE foregoing instrument, appeared before me this day in person, and acknowledged that she signed,  
sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of January, 1990

Commission expires 11/2 1993

This instrument was prepared by S.G. Shelesny - 5477 N. Milwaukee Ave Chicago, IL  
(NAME AND ADDRESS)

OFFICIAL SEAL  
STEPHEN GERARD SHELESNY  
NOTARY PUBLIC STATE OF ILLINOIS  
COMMISSION EXPIRES 11/2/93

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: RONALD KAPLAN  
(Name)  
188 W RANDOLPH #1200  
(Address)  
CHICAGO, ILLINOIS 60601  
(City, State and Zip)

ADDRESS OF PROPERTY:  
3023 N. Elston Avenue  
Chicago, IL

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:  
90057417  
(Address)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

(Address)

MAK 5/21/89

CITY OF CHICAGO  
REAL ESTATE TRANSACTION  
90057417  
AFFIX RIDERS OR REVENUE STAMPS HERE

Handwritten mark

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

115918  
 REAL ESTATE TRANSACTION TAX  
 Cook County  
 REVENUE STAMP FEB 1 1990  
 35.00

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT OF REVENUE  
 FEB 1 1990  
 70.00

Property of Cook County Clerk's Office

21145906

1911

51218878

MARKY

DEED IN TRUST  
(ILLINOIS)

NO. 1990  
APRIL, 1990

CAUTION: Contact a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

90057417

THE GRANTOR SANDRA KOLODZIEJSKI, a widow

of the County of Cook and State of Illinois for and in consideration of Ten & 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT S/XXXXXXXX) unto

LASALLE NATIONAL BANK  
135 S. LaSalle Street  
Chicago, IL 60602

as Trustee under the provisions of a trust agreement dated the 8th day of JANUARY 1990 and known as Trust 115004

(The Above Space For Recorder's Use Only)

DEPT-01 RECORDING \$14.25  
#14444 TRAN 2827 02/02/90 14:47:00  
#9941 # D \* 90-057417  
COOK COUNTY RECORDER

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; and to subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof; to loan; to dedicate, to mortgage, pledge or otherwise encumber said property; or any part thereof; to lease and said property, or any part thereof; from time to time, in possession or reversion, by lease to commence in present or in future; and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter; to contract to make leases and to grant options to lease and options to renew or extend leases and to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or over, or to grant or to make an appointment to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for all other purposes as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contacted to be sold, leased or mortgaged by said trustee, be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that all the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries the covenants, conditions and limitations contained in said trust agreement and deliver every such deed, mortgage, lease, or other instrument; and (c) if the conveyance is made to a successor or successor in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, and releases, and release is, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 8th day of January, 1990

(SEAL) Sandra Kolodzieski (SEAL)  
State of Illinois, County of Cook ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SANDRA KOLODZIEJSKI, a widow, personally known to me to be the same person subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of January, 1990

Commission expires 11/2/93

This instrument was prepared by S.G. Shelsany - 5477 N. Milwaukee Avenue - Chicago, IL

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY: 3023 N. Elston Avenue Chicago, IL

ONLY AND IS NOT A PART OF THIS DEED. THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES SEND SUBSTANTIAL TAX BILL TO: CHICAGO, ILLINOIS 60604

MAIL TO: RONALD KAPLAN 188 W. Randolph #1000

UNOFFICIAL COPY

425

OFFICIAL STATE OF ILLINOIS NOTARY PUBLIC STEPHAN G. SHELSEY 11/2/93

AFFIX RIDERS OR REVENUE STAMPS HERE

21145005

UNOFFICIAL COPY

30057417

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 FEB 1990 DEPT. OF REVENUE  
 \$ 70.00

Cook County  
 REAL ESTATE TRANSACTION TAX  
 FEBRUARY STAMP FEB 1990  
 \$ 35.00

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS