

DEED IN TRUST

WARRANTY

UNOFFICIAL COPY

25546414
92510184

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **s**, **HELEN KARCZEWSKI**, a widow; and **EUGENE KARCZEWSKI** and **SHIRLEY KARCZEWSKI**, his wife, of the County of **Cook** and State of **Illinois**, for and in consideration of **TEN AND NO/100** (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto **EAST SIDE BANK AND TRUST COMPANY**, an Illinois Banking Corporation, its successor or successors, 106th and South Ewing Avenue, Chicago, Illinois, 60617, as Trustee under a trust agreement dated the **8th** day of **August**, 19**80**, known as Trust Number **1253**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 14 in Block 12, a Resubdivision of Blocks 4 and 12 in Whitford's South Chicago Subdivision of East fractional half of Northwest fractional quarter of Section 20, Township 37 North, Range 15, East of the Third Principal Meridian according to plat thereof recorded on February 24, 1926, as document #9187476, in Cook County, Illinois.

PIN 26-20-107-023-0000

Address of Property: 11544 Avenue J, Chicago, Illinois 60617

THIS DOCUMENT IS BEING RECORDED TO REPLACE THE ORIGINAL DEED RECORDED AS DOCUMENT NO. 25546414, IN WHICH THE TRUST NUMBER WAS OMITTED.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, to execute contracts to sell or exchange or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate or any part thereof, from time to time, in person or otherwise, by lease to commence in present or in future, and upon any terms and for any period or periods, of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate in any other way and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified, and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire in any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, in favor of the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained herein and in the trust agreement or in any amendment thereto and binding upon all beneficiaries, (c) that the 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, dividends 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 here or equitable in or to said real estate as such, but only an interest in the earnings, dividends 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 authorized 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 **s**, hereby expressly waive, and release, any and all right or benefit under, 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 **s**, aforesaid have **ve** hereunto set **their** hand **s** and seal **s** this **8th** day of **August**, 19**80**

Helen Karczewski (SEAL) *Eugene Karczewski* (SEAL)
Helen Karczewski Eugene Karczewski
Shirley Karczewski (SEAL)
Shirley Karczewski

This document prepared by:
CHESTER J. STASACK, Attorney-at-Law
16284 Prince Dr., South Holland, IL. 60473

State of **Illinois** } ss. **CHESTER J. STASACK** a Notary Public in and for said County, in
County of **Cook** } (the state aforesaid, do hereby certify that **HELEN KARCZEWSKI, a widow;**
and EUGENE KARCZEWSKI and SHIRLEY KARCZEWSKI, his wife,

personally known to me to be the same person **s**, whose name **s** **are** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **they** signed, sealed and delivered the said instrument as **their** 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 notarial seal this **8th** day of **August**, 19**80**

Chester J. Stasack
ATTORNEY AT LAW
16284 Prince Drive
South Holland, Illinois 60473
Chester J. Stasack
Notary Public

331-0700
EAST SIDE BANK AND TRUST COMPANY
106th and South Ewing Avenue
Chicago, Illinois 60617

11544 Avenue J
Chicago, IL. 60617

For information only insert street address of above described property.

2550

DEPT-01 RECORDING
143333 TRAN 9525 07/13/92 15:12:00
#5902 # * -92-510184
COOK COUNTY RECORDER

92510184

Section 4
Exempt under provisions of Paragraph
Real Estate Transfer Act

George J. ...
Buyer Seller or Representative

Document Number

UNOFFICIAL COPY

92510184

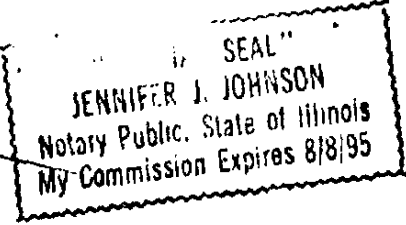
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 7, 1992 Signature: *Esther J. Hurd*
Grantor or Agent

Subscribed and sworn to before me by the said *Esther Hurd* this *7th* day of *JUNE*, 19*92*

Notary Public *[Signature]*

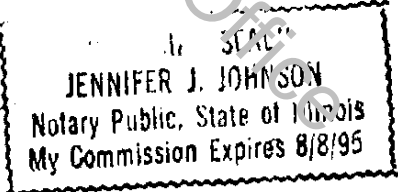


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 7, 1992 Signature: *Esther J. Hurd*
Grantee or Agent

Subscribed and sworn to before me by the said *Esther Hurd* this *7th* day of *JUNE*, 19*92*

Notary Public *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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