

UNOFFICIAL COPY

Caution: Consult a lawyer before signing or recording this deed. All warranties, including the right to sue, are hereby made.

92592469

THE UNDERSIGNED Max G. Kocour & R. Heloise Kocour
Husband and Wife

(collectively "Grantor")
of the County of Cook and State of Illinois

for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT ~~== FIDUCIARY CLAIM ==~~) into Bank One, Wilmette, ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 30th day of June 19 92, and known as Trust Number TWB-1039 (hereinafter referred to as the "Trustee,") the real estate in the County of Cook and the State of Illinois legally described here or on the Reverse Side hereof

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LOT 9 IN BLOCK 21 IN KENILWORTH CO.'S ADDITION TO KENILWORTH, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(The Above Space For Recorder's Use Only)

HEREINAFTER CALLED "THE REAL ESTATE"

Common Address: 515 Warwick Road, Kenilworth, IL 60043

Real Estate Tax I.D. Number: 05-28-215-006-0000

TO HAVE AND TO HOLD the real estate with the 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 the trustee to subdivide and redivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to contract to sell, to grant options to purchase, 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, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes 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 real estate 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 the 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 to 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 into 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. (a) that at the time of 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 trusts, conditions and limitations contained herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (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 the trustee, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust, and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and for all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 this case made and provided.

And the said grantor hereby expressly waive and release 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.

The Grantors Max G. Kocour & R. Heloise Kocour have executed this deed as of June 23 19 92
Max G. Kocour R. Heloise Kocour

State of Illinois, County of Cook
the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Max G. Kocour & R. Heloise Kocour, husband and wife personally known to me to be the same person S whose name R 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 releases and waiver of the right of homestead.

Given under my hand and official seal, this 23 RD day of June 19 92
Commission expires 1/30/94 19 92 George A. Dadian
NOTARY PUBLIC

This instrument was prepared by Robert M. Dunas, 1200 Central #308, Wilmette, IL
(NAME AND ADDRESS)

A 796734 - F1

APR 19 1992
RECORDS SECTION
6-30-92
Kocour

"OFFICIAL SEAL"
GEORGE A. DADIAN
Notary Public, State of Illinois
My Commission Expires 01/30/94

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
BANK ONE, WILMETTE
1200 Central Avenue
Wilmette, IL 60091
MAIL TO:
ATTENTION: LAND TRUST DEPARTMENT
OR RECORDER'S OFFICE BOX NO. BOX 333
ADDRESS OF PROPERTY
515 Warwick Road
Kenilworth, IL 60043
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Max Kocour
9106 Autumn Chase
Wichita, KS 67206
(Address)

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DEED IN TRUST

TO

BANK ONE, _____

Property of Cook County Clerk's Office

92592469

9131301661

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LEGAL DESCRIPTION

Common Address:

Property Tax I.D. No.:

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STATEMENT BY GRANTOR AND GRANTEE

TWB-1036

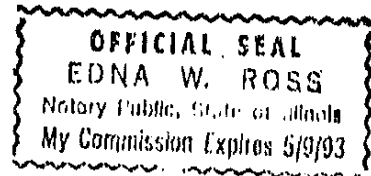
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 30, 1992 Signature: Mary Ann Geib

~~Grantor or Agent~~

Subscribed and sworn to before me by the said Mary Ann Geib this 30th day of JUNE 1992

Notary Public Edna W. Ross



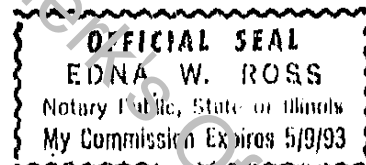
The grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 30, 1992 Signature: Nancy Q. Lee

~~Grantor or Agent~~

Subscribed and sworn to before me by the said Nancy Q. Lee this 30th day of JUNE 1992

Notary Public Edna W. Ross



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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Property of Cook County Clerk's Office