

THIS INDENTURE WITNESSETH, that the Grantor NICK GUTU and GREG SZTEJKOWSKI

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN and no hundred Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey unto Capitol Bank and Trust, an Illinois banking corporation whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 6th day of JUNE, 19 92, and known as Trust Number 2349, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 23 AND THE SOUTH 1/2 OF LOT 22 IN BLOCK 2 IN GROSS' MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EXECUTED UNDER PROVISIONS OF CAPITOL BANK AND TRUST PARAGRAPH E, SECTION 4, REAL AS TRUSTEE UNDER TRUST NO. 2349 UTALE TRANSFER ACT.

P. I. N. 13-22-106-102

DATE 9-22-92 BY Sharon K. Crowley
SHARON K. CROWLEY
ASSISTANT TRUST OFFICER

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted, to said Trustee with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and maintain the said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to execute and execute trusts within the State of Illinois, to grant options to purchase, to sell on any terms, to convey (with or without consideration, in fee simple or in any part thereof), to lease, to grant a life estate or successor in trust and to grant to such successor in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge, to become encumbered and real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in present or in the future, 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 demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 interest, respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, to 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all the ways and for such other considerations as would be lawful for any person owning the same to deal with the same, whether similar or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, be to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or otherwise disposed of by said Trustee, or any successor in trust, be obliged to see to the application of any part hereof, or to inquire into any of the terms of any instrument, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, capacity or expediency of any act of said Trustee, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, capacity or expediency of any act of said Trustee, or any other instrument executed by said Trustee, or any successor in trust, in relation to said real estate, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, contract, lease, mortgage or other instrument, (a) that at the time of the delivery thereof, the trust created by this deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 successor in trust, that such successor or successor in trust has been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the said Trustee, or any predecessor in trust.

The conveyance is made upon the express understanding and condition that the Grantor, either individually or as Trustee, nor its successor or successor in trust shall incur any personal liability or be subjected to any claim, demand or distress for anything if or they or its or their agents or attorneys may do or omit to do in or about the said real estate or any part thereof, or the provisions of this deed or said Trust Agreement or any amendment thereof, or for any act or omission of property happening in or about said real estate, any and all such liability or being hereby expressly waived and released. Any contract, obligation or indebtedness to or for the benefit of the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney in fact hereby severally appointed for such purposes as at the direction 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, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applied to the payment and discharge thereof. All persons and corporations, whomever and whatsoever shall be charged with notice of the condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title of interest, legal or equitable, in or to said trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intent on hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 waive, release and give up 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 S aforesaid VE hereunto set their hand and seal this 6th day of AUGUST, 1992.
NICK GUTU (Seal) GREG SZTEJKOWSKI (Seal)

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, VICTORIA J. KLOBUKOWSKI a Notary Public in and for said County, in the State aforesaid, do hereby certify that NICK GUTU AND GREG SZTEJKOWSKI personally known to me to be the same person S, whose names 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 6th day of August, 19 92.
Commission expires NOVEMBER 10, 1992.
Victoria J. Klobukowski NOTARY PUBLIC

MAIL TO:
TRUST DEPT.
Capitol Bank and Trust
4801 W Fullerton
Chicago, IL 60619

OFFICIAL SEAL
VICTORIA J. KLOBUKOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/10/92

ADDRESS OF PROPERTY
3851 NORTH CICERO
CHICAGO, ILLINOIS 60641
THE ABOVE ADDRESS IS FOR MAILING PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO

Document Prepared By:
CAPITOL BANK AND TRUST
4801 W. FULLERTON AVE. CHICAGO, IL. 60639

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

156

UNOFFICIAL COPY

DEED IN TRUST

(QUIT CLAIM DEED)

TO

ITC
CAPITOL BANK
AND TRUST
4801 W. Fullerton • Chicago, Illinois 60639 • (312) 622-7100
Member FDIC

TRUSTEE

Property of Cook County Clerk's Office

92766616

UNOFFICIAL COPY

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.

CAPITOL BANK AND TRUST AS TRUSTEE

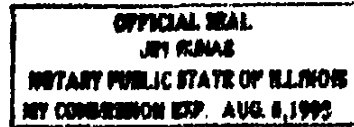
Dated September 22, 19 92

Signature: By: Seamus K. Crowley

As ~~XXXXXX~~ Agent

Subscribed and sworn to before me by the said Capitol Bank and Trust as Trustee this 22nd day of September 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.

CAPITOL BANK AND TRUST AS TRUSTEE

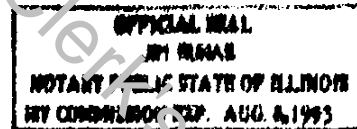
Dated September 22, 19 92

Signature: By: Seamus K. Crowley

As ~~XXXXXX~~ Agent

Subscribed and sworn to before me by the said Capitol Bank and Trust as Trustee this 22nd day of September 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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