

# UNOFFICIAL COPY

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## WARRANTY DEED IN TRUST

THE GRANTOR, Casimir A. Mikolajczak, a widower and not since remarried, of 287 Pembridge Lane (Unit B-2), of the Village of Schaumburg, County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants to

Casimir A. Mikolajczak, as Trustee under the Casimir A. Mikolajczak Trust, of 287 Pembridge Lane (Unit B-2 right), Schaumburg, Illinois 60193,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

73 Sullivan + m. h. m.

Property of Cook County Clerk's Office

Permanent Real Estate Index Number: 09-22-402-945-1076  
Address of Real Estate: 287 Pembridge Lane (Unit B-2),  
Schaumburg, Illinois 60193

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or ways, and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to lease, to grant options to purchase, to sell or any time, to convey either with or without consideration, to convey said premises or any part thereof to a trustee or trustees in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, from time to time, in possession or reversion, by lease to a tenant in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease beyond 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 options to renew leases and to purchase the whole or any part of the premises and to contract respecting the manner of leasing the whole or part of the premises, to partition or to exchange said property, or any part thereof, for other real or personal property, to and to lease to, to charge of any kind, to convey, convey or assign any right, title or interest in and to any and every part appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways not forbidden by law, and to do all things which may be necessary to carry out the same and to do all things which may be necessary to carry out the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trust in relation to said premises, or to whom said premises or an 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 for

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said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said Trustee, or be obligated or privileged 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 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 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.

And the grantor hereby expressly waives and releases any and all rights or benefits 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 has hereunto set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

*Casimir A. Mikolajczak* (Seal)  
Casimir A. Mikolajczak

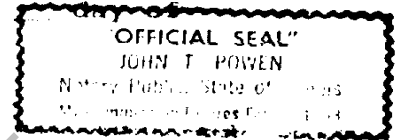
1992 FEB 13 PM 3:55

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I, the undersigned a Notary Public, in and for the County of Cook, and State of Illinois, do hereby certify that Casimir A. Mikolajczak personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

\_\_\_\_\_  
Notary Public

Given under my hand and official seal, this \_\_\_\_\_  
January, 1992.  
Commission Expires: \_\_\_\_\_



This Instrument Prepared by  
and Mail to:

Barry C. Kessler  
30 North LaSalle Street  
Suite 1726  
Chicago, Illinois 60602

Send Subsequent Tax Bills To:  
Casimir A. Mikolajczak  
287 Pembroke Lane  
Unit B-2 right  
Schaumburg, IL 60193

JUN 23 1992

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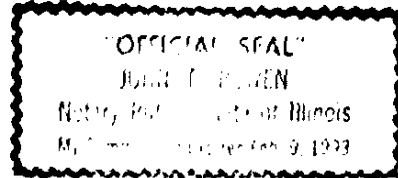
## NOTARIAL PUBLIC STATEMENT

The grantor of the above instrument is the owner of the premises described in the instrument, and the grantor of the premises is either a natural person, or a corporation, partnership, or other entity authorized to do business in Illinois, or other entity not subject to the laws of the State of Illinois.

Dated \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, Casimir J. Kozlowski  
Notary Public

Subscribed and sworn to before me by the said \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public \_\_\_\_\_

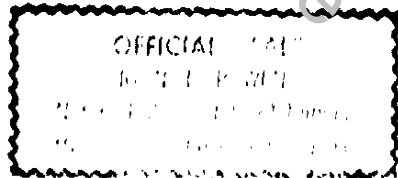


The grantor of the above instrument is the owner of the premises described in the instrument shown on the deed or assignment of land, and the grantor is either a natural person, or a corporation, partnership, or other entity authorized to do business in Illinois, or other entity not subject to the laws of the State of Illinois, or other entity not subject to the laws of the State of Illinois.

Dated \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, Casimir J. Kozlowski  
Notary Public

Subscribed and sworn to before me by the said \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public \_\_\_\_\_



NOTE: This instrument is not valid unless it is recorded in the County Clerk's Office of Cook County, Illinois, in accordance with the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

(Attach to deed to 101 to be recorded in Cook County, Illinois, in accordance with the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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