

UNOFFICIAL COPY

DEED IN TRUST

(ILLINOIS)

The Above Space For Recorder Use Only

THE GRANTOR SOPHIE E. PEKOZ, a Widow, of 2206 Thornton Rd., Lansing, of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100THS (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT XXXXXXXXXXXX) unto SOPHIE E. PEKOZ of Lansing, IL as Trustee under the provisions of a trust agreement dated the 22nd day of November 19 91 and known as SOPHIE E. PEKOZ'S TRUST 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:

LEGAL DESCRIPTION IS CONTAINED ON A RIDER ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises with the appurtenance upon the trust and for the use 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 and premises or any part thereof, to dedicate, plow, streets, highways or alleys, to vacate any subdivision or part thereof, and to re- divide 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 a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authority vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease 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 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 premises 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, to 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 time 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 otherwise used 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, so 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, so 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 thereof, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and if it 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 in the Registry of Titles, 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 of 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 13th day of March, 19 92.

(SEAL) SOPHIE E. PEKOZ (SEAL)

(SEAL) (SEAL)

Sum of Illinois County of Cook
"OFFICIAL SEAL"
Helen S. Krolkowski
Notary Public, State of Illinois
My Commission Expires 11/16/95

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SOPHIE E. PEKOZ, a Widow 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 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 13th day of March, 19 92
Commission expires Nov 16 1995 Helen S. Krolkowski NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

THIS INSTRUMENT PREPARED BY: Atty. Dale A. Anderson, 18225 Burnham Ave., Lansing, IL

Attorney Dale A. Anderson
18225 Burnham Avenue
Lansing, Illinois 60438

and Grantee
2206 Thornton Road
Lansing, Illinois 60438
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBROGATED TAX BILLS TO
Sophie E. PekoZ
2206 Thornton Rd., Lansing, IL

EXEMPT UNDER REAL ESTATE TRANSFER ACT
SEC. 4 PARA. E AND COOK COUNTY
ORD. 15151. PARA. E
DATE 3/13/92
SOPHIE E. PEKOZ, TRUSTEE

SEE RIDERS OR REVERSE SIDES HERE

60438

DO NOT SIGN HERE

23 20

UNOFFICIAL COPY

Deed in Trust

to

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

59292126

UNOFFICIAL COPY

92175796

LEGAL DESCRIPTION FIDEL

LOT TWO-----

In Bolek's Subdivision being a Subdivision of that part of the East 1/2 part of the West 96 rods of the Northeast Quarter (1) of Section 36, Township 36 North, Range 14, East of the Third Principal Meridian, lying North of the center line of Thornton Lansing Road, and lying East of the North and South center line of said Northeast Quarter (1) of said Section 36, (excepting from said tract that part thereof falling in Lot 4, in Martin Puetzschow's Subdivision in said Northeast Quarter (1) of Section 36; also Lot Five (5), in Martin Puetzschow's Subdivision of the East 1/2 rods of the West 128 rods of the Northeast Quarter (1) of Section 36, Township 36 North, Range 14, East of the Third Principal Meridian, lying North of Thornton Road and of the following described land in said section; commencing at a point 753.79 feet South of the Northwest corner of the above described land; thence East 110.71 feet; thence South 650.6 feet; thence South 87 degrees, 31 minutes East 190.41 feet along the center of Thornton Road; thence North 663.21 feet to the place of beginning, according to Plat of said Bolek's Subdivision, registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 25, 1956, as Document Number 162879A.

Address: 2206 Thornton Road, Lansing, Illinois 60538

PIN: 29-36-200-095

92175796

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STATEMENT BY GRANTOR AND GRANTEE

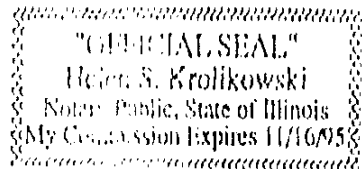
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, or Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 13, 1992

Signature: [Signature]
Grantor or Agent

Subscribed and Sworn to before me by the
said Sophie E. Pekor this
13th day of March, 1992.

Notary Public [Signature]



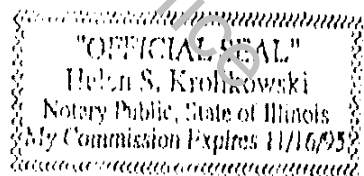
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 13, 1992

Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me by the
said Sophie E. Pekor this
13th day of March, 1992.

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.

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