

UNOFFICIAL COPY



1100 West Lake Street - Addison, Illinois 60101
(708) 636-3000

Deed in Trust

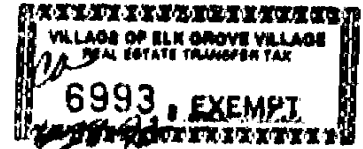
98530043

This Indenture, Witnesseth, That the Grantor,

HELEN P. WERETKA, a widow

DEPT. OF RECORDING 25.50
156666 TRAM 6305 07/07/93 10:42:00
66637 * 9.3 15.501143
COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars and other good and valuable considerations to hand paid, Conveys and Warrants unto the OXFORD BANK & TRUST, 1100 West Lake Street, Addison, Illinois 60101 a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 4th day of June 1993 known as Trust Number 271 the following described real estate in the State of Illinois, to wit



Parcel 11
Unit 70-1 in the Lofts at Talbot's Mill Condominium as delineated on a survey of certain lots or parts thereof in Talbot's Mill, being a subdivision in the South half of Section 31 and the South west quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of the Condominium recorded as Document Number 89579845, as amended from time to time, together with its undivided percentage interest in the common elements, as defined and set forth in said Declaration and Survey.

ALSO,

Parcel 12
Easement appurtenant to and for the benefit of Parcel 1 for ingress and egress, as set forth in the Declaration of Covenants, Conditions and Restrictions dated June 30, 1989 and recorded December 5, 1989 as Document Number 89579845 as created by the deed made by Talbot's Mill Limited Partnership to Helen P. Weretka dated April 27, 1990 and recorded May 2, 1990 as Document Number 90199307.

Permanent Index No 08-31-403-004-1013

Common Address 1248 Old Mill Lane, Elk Grove Village, IL, 60007

TO HAVE AND TO HOLD the said premises 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 and vested in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant option, 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 authorities 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 lease 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 said property, or any part thereof, for 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 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 times hereafter. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

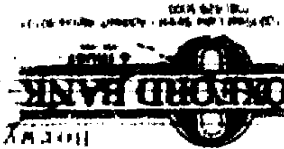
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust and said trust agreement 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, (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 by 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, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

61-99596

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.

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MAIL TO MARTHA DISTRICT
6924 MORE CORTEZ ROAD
HOLYWOOD, ILLINOIS 60402

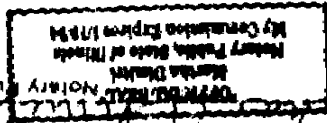
HELEN P. WERETKA
17101 MILL CANYON
BLK 2000 VILLAGE ILLINOIS 60007

MAIL TO THE BANK



MARTHA GIMBERT
6924 MORE CORTEZ ROAD
HOLYWOOD, ILLINOIS 60402

This document prepared by



GIVEN under my hand and notary seal this 14th day of JUNE, 1993

right of homestead
has not been and voluntary act for the use and purposes therein set forth, including the release and waiver of the
me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as
personally known to me to name a person whose name is subscribed to the foregoing instrument appeared before

HELEN P. WERETKA, a widow

Notary Public in and for said County in the State of Illinois do hereby certify that

COUNTY OF DEWAGE
STATE OF ILLINOIS

HELEN P. WERETKA (SEAL)

HELEN P. WERETKA (SEAL)

19 93

And the said grantor's hereby expressly waives and releases all rights under and by virtue of the homestead
exemption laws of the State of Illinois

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 such case made and provided, and said Trustee
shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any
transfer, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the
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 in
regard declared to be personal property, and no beneficiary hereunder shall have any life 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 hereinaid

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

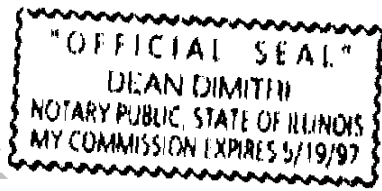
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6/11/93

Matthia Dimitri
Grantor or Agent

SUBSCRIBED & SWORN to before me by the said
MATTHEW DIMITRI
this 11th day of June,
1993.

Dean Dimitri
Notary Public



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.

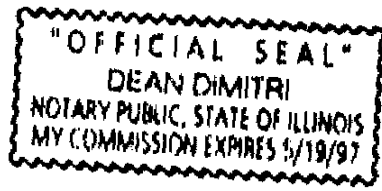
DATED: _____

Matthia Dimitri
Grantee or Agent

SUBSCRIBED & SWORN to before me by the said

MATTHEW DIMITRI
this 11th day of June,
1993.

Dean Dimitri
Notary Public



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.

930506013