

# UNOFFICIAL COPY

DEED IN TRUST

(WARRANTY)

93701806

93701806

(The Above Space For Recorder's Use Only)

Stamp: under provision of Paragraph E  
Section 4  
6-15-93  
Date  
Representative

Stamp: under provision of County Recorder Tax Ordinance Paragraph 10  
6-15-93  
Date  
Representative  
Stamp: under provision of Chicago Ordinance Paragraph 10  
6-15-93  
Date  
Representative

AFFIX "RIDERS" OR REVENUE STAMPS HERE

93701806

THIS INDENTURE WITNESSETH, that the Grantor s. Joseph S. Szymanski, a single person and Jeffrey M. Sroka, a single person.  
of the County of Cook and State of Illinois, for and in consideration of the sum of ten and no/100 Dollars, ( \$ 10.00 ), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto Gladstone-Norwood Trust & Savings Bank, an Illinois banking corporation of 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 15 day of June, 1993, and known as Trust Number 1744, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE WEST 41 FEET OF LOT 17 IN TITLEY'S DIVERSEY AVENUE SUBDIVISION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 AND 1/3 ACRES THEREOF) OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 33 AND 1/3 ACRES THEREOF) OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6259 West Diversey, Chicago, IL. 60639  
P.I.N. 13-29-302-040

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use 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 subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to lease, leasehold or otherwise to contract to sell, to grant options to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the future and upon any terms and for any period or periods of time, not exceeding 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 for the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for one or more personal properties, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or assessment appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as would be lawful for any person owning the same in 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 said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said trust property 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 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 title, conditions and limitations contained hereon, and in said Trust Agreement or in all amendments thereto, 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 successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or his 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 amendment thereto, or for injury to person or property happening in or about said real estate, 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 said 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, obligation 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.

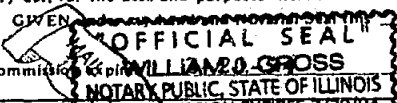
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of the trust property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or 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 intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, 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 enter in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of a similar import, in accordance with the statute in such case made and provided.

And the said Grantor s. 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.

IN WITNESS WHEREOF, the Grantor s. aforesaid ha vehemently set their hands and seal s. this 15th day of June, 19 93  
Jeffrey M. Sroka (Seal) Joseph S. Szymanski (Seal)

STATE OF Illinois )  
COUNTY OF Cook ) ss. William J. Gross Notary Public in and for said County, in the State of Illinois, do hereby certify that Joseph S. Szymanski & Jeffrey M. Sroka, both single personally known to me to be the same person s. whose name s. are s. 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 seal this 15th day of June, 19 93.  
  
William J. Gross NOTARY PUBLIC

Document Number: 1744  
ADDRESS OF PROPERTY: 6259 West Diversey  
Chicago, IL. 60639  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO \_\_\_\_\_

2500  
DOCUMENT NUMBER

DEPT-01 RECORDING (Seal) \$25.50  
#3333 TRAH 1253 09/02/93 14:49:00

\*1474 \$ \*93-701806  
COOK COUNTY RECORDER

UNOFFICIAL COPY

RETURN TO:

**GLADSTONE-NORWOOD  
TRUST & SAVINGS BANK**

134 NORTH OREGON AVENUE  
CHICAGO, ILLINOIS 60610  
TELEPHONE 761-2400



TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(MARRIANTY DEED)

TO

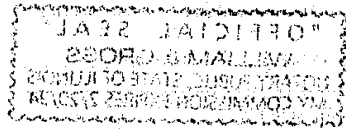
**GLADSTONE-NORWOOD TRUST  
& SAVINGS BANK**

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

93701606



# UNOFFICIAL COPY

200101

## EXEMPT TRANSACTION CERTIFICATION

### CERTIFICATION OF GRANTOR

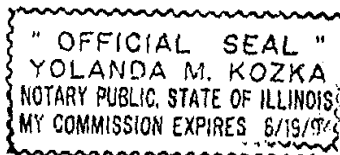
To the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized 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.

*William J. Cross*  
Grantor

\_\_\_\_\_  
Grantor

Subscribed and sworn to before me this  
15th day of June, 1993

*Yolanda M. Kozka*  
Notary Public



### CERTIFICATION OF GRANTEE

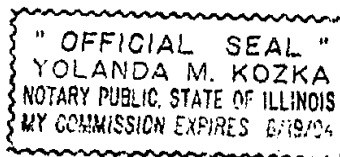
The name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

*William J. Cross (at)*  
Grantee

\_\_\_\_\_  
Grantee

Subscribed and sworn to before me this  
15th day of June, 1993

*Yolanda M. Kozka*  
Notary Public



93701506

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Property of Cook County Clerk's Office

ENCLOSURE

[Faint rectangular stamp or box]