

# UNOFFICIAL COPY

NOT 1000  
COMMUNITY UNIT

DEED IN TRUST  
(ILLINOIS)

93777305

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THE GRANTOR, HAROLD VICTOR POSNIAK,

DEPT-01 RECORDING \$25.50  
T#0008 TRAN 3231 09/20/93 10:52:00  
43206 # \* - 93 - 777305  
COOK COUNTY RECORDER

of the County of Cook and State of Illinois  
for and in consideration of Ten Dollars & no hundredths (\$10.00)  
Dollars, and other good and valuable considerations in hand paid.  
Convey and (WARRANT, ~~SEMPER~~) unto

Harold Posniak  
2730A North Janssen  
Chicago, Illinois 60614  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 3rd day of June, 1993 and known as ~~XXXXX~~  
Harold Posniak 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:

See Schedule A - Attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 14-29-302-159-1063  
Address(es) of real estate: 2734C North Janssen, Chicago, Illinois 60614 (Also known as  
2730A North Janssen, Chicago, Illinois 60614)

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part  
thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 authorities vested in said trustee; to donate, to lease, 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 leases 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 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 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 here specified, at any time or times 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 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 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 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, 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, sell and release sell 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 aforesaid has hereunto set his hand and seal this 9/15/93  
day of September, 1993.

(SEAL)

Harold Victor Posniak

(SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
certify that Harold Victor Posniak  
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,  
and delivered the said instrument as his free and voluntary act, for the uses and purposes  
set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of September, 1993

Commission expires June 24, 1997  
Katten Muchin & Zavis NOTARY PUBLIC

This instrument was prepared by 525 West Monroe Street, Suite 1600, Chicago, Illinois 60661  
(NAME AND ADDRESS)

WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Leslie R. Karp, Esq.  
Katten Muchin & Zavis  
525 West Monroe St., Suite 1600  
Chicago, Illinois 60661  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Dr. Harold Posniak, Trustee  
2730A North Janssen  
Chicago, Illinois 60614  
(City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

I hereby declare this deed represents a transaction exempt under the  
provisions of 23.14 of the Real Estate Transfer Tax Act (95) ILCS 203.1-206  
of the Chicago Transaction Tax Ordinance (and 203.14 of Cook County  
Transaction Tax Ordinance. Dated: 9/20/93 [Signature]

93777305

25.50

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GEORGE E. COLE  
LEGAL FORMS

TO

Property of Cook County Clerk's Office



402-1-100

# UNOFFICIAL COPY

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## SCHEDULE A

Unit 2734C together with its undivided percentage interest in the common elements in Park Lane Townhome Condominium as delineated and defined in the declaration recorded as Document number 88-248723, as amended from time to time in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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# 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.

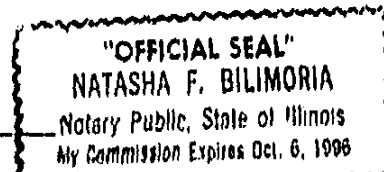
Dated September 20, 19 93

Signature: Leslie Karp

~~Grantor~~ Agent

Subscribed and sworn to before me by the said Leslie R. Karp this 20th day of September 19 93.

Notary Public Natasha F. Bilimoria



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.

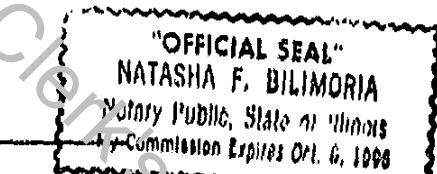
Dated September 20, 1993

Signature: Leslie Karp

~~Grantor~~ Agent

Subscribed and sworn to before me by the said Leslie R. Karp this 20th day of September 19 93.

Notary Public Natasha F. Bilimoria



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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