

This instrument was prepared by:  
Dore W. Caven, President  
Community Savings Bank  
4801 W. Belmont Avenue  
Chicago, IL 60641

**UNOFFICIAL COPY**

93835417

(The Above Space For Recorder's Use Only)

THE GRANTOR, ADOLPH J. ERBAN, a widower  
of the County of Cook and State of Illinois, for and in consideration  
of ----- US and NO 100 (\$10.00) Dollars,  
and other good and valuable considerations in hand paid, Convey and (WARRANT / QUIT CLAIM)\*  
unto COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641  
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 24th day of September  
19 93 and known as Trust Number LT-827 (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

Lot One Hundred Sixty-Nine (169) in Koester and Zander's Section Line  
Subdivision of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter NW $\frac{1}{4}$ )  
of Section Twenty Seven (27), Township Forty (40) North, Range Thirteen (13),  
East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-27-100-025-0000 Property Address: 3046 N. Kilpatrick, Chgo, IL 60641

COOK COUNTY RECORDER

TO HAVE AND TO HOLD

and 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 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 renew 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 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.

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, as if at the time of the delivery thereof the trust  
created by this Indenture and by said trust agreement was in full force and effect, and 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, and that said trustee was duly authorized and  
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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, a-alls 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, a-alls 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 limita-  
tions," 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 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 24th  
day of September, 19 93

Adolph J. Erban (SEAL)  
State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
ADOLPH J. ERBAN, a widower

personally known to me to be the same person whose name is subscribed to the fore-  
going 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.

Given under my hand and official seal, this 27th day of September, 19 93  
Commission expires 19

**OFFICIAL SEAL**  
**SARAH KOSTELANEC**  
Notary Public, State of Illinois  
My Commission Expires 8/20/98

[Signature]  
NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: COMMUNITY SAVINGS BANK  
4801 WEST BELMONT AVENUE  
CIRACAGO, ILLINOIS 60641

ADDRESS OF PROPERTY  
3046 N. Kilpatrick  
Chicago, IL 60641

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO

OR RECORDERS OFFICE BOX NO BOX 331

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

Evenly Spaced For Recorder's Use Only  
Section 4 Real AFFIDAVIT RECORDERS CONCURRENT STAMPS HERE  
COMMUNITY SAVINGS BANK AS Trustee under  
Trust No. LT-827  
By: [Signature] 9-27-93  
President  
Date

NO Transferable Consideration

DOCUMENT NUMBER

250

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

93535117

OFFICIAL SEAL  
BARBARA KOSTELANCIK  
Notary Public, State of Illinois  
My Commission Expires 6/30/26

# 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 SEP 27 1993

Signature: [Handwritten Signature]  
Grantor or Agent

Signature Subscribed and Sworn to before me this \_\_\_ day of

SEP 27, 1993  
[Handwritten Signature]  
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.

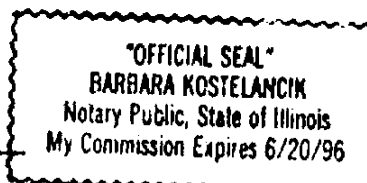
COMMUNITY SAVINGS BANK as Trustee

Dated SEP 27 1993

Signature: [Handwritten Signature]  
Grantee or Agent

Signature Subscribed and Sworn to before me this \_\_\_ day of

SEP 27, 1993  
[Handwritten Signature]  
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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

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