

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor STELLA GREGOROWICZ, a  
widow and not remarried, of 9078 Heathwood, #6B, Niles  
of the County of Cook and State of Illinois, for and in consideration of the sum  
of Ten and no/100 (\$10.00) Dollars,  
(\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly  
acknowledged, Convey S and Warranty S unto First State Bank & Trust Company of Park Ridge, an Illinois bank-  
ing corporation of Park Ridge, 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 4th day of November, 1993 and known as Trust Number  
2657, the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT 9078-6B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST  
IN THE COMMON ELEMENTS IN TERRACE SQUARE CONDOMINIUM AS  
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT NUMBER 25132652, IN THE SOUTHEAST 1/4 OF SECTION  
10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-10-401-100-1556

Common Address: 9078 Heathwood, #6B, Niles, Illinois 60714

TO HAVE AND TO HOLD the said real estate 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 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 hereafter and to redivide said real estate as often as desired, to contract to sell, to grant options to per-  
chase, 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 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 pur-  
chase the whole or any part of the reversion and to contract, respecting the manner of filing the amount of present or future rentals, to  
partition or to exchange said real estate, 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, about or 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 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, 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 instru-  
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all  
amendments thereto, if any, and in binding upon all beneficiaries thereunder, (c) the 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 con-  
veyance 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.

This conveyance is made upon the express understanding and condition that the Grantor, either 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 its 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, any and all such liability  
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-  
nection 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 lawfully appointed for such purpose, or at the election of the Trustee, in its own name, as attorney-in-fact, as a separate 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 dis-  
charge 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 trust 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, in 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 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 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 Stella Gregorowicz aforesaid has S hereunto set her hand and seal this  
day of November, 1993.

(Seal) Stella Gregorowicz (Seal)

STATE OF Illinois  
COUNTY OF Cook ) ss.

Robert J. Felicione, a Notary Public in and for said County, in the State  
aforesaid, do hereby certify that Stella Gregorowicz of Niles, Illinois  
personally known to me to be the same person whose name is  
subscribed to the foregoing instrument, appeared be-  
fore me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and volun-  
tary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and Notarial Seal this 4th day of November, 1993.

Commission expires  
"OFFICIAL SEAL"  
ROBERT J. FELICIONE  
Notary Public, State of Illinois  
My Commission Expires 5/15/94

Document Prepared By:  
Robert J. Felicione  
6321 N. Avondale #210  
Chicago, Illinois 60631

ADDRESS OF PROPERTY,  
9078 Heathwood, #6B  
Niles, Illinois 60714  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Richard Gregorowicz  
(Name)  
1140 Warwick Circle North  
(Address)  
Hoffman Estates, Illinois 60194

VILLAGE OF NILES 11/19/93  
REAL ESTATE TRANSFER TAX  
9078 Heathwood #6B  
1422 \$ Exempt

ATTACH "RIDERS" OR REVENUE STAMPS HERE

Signature: Stella Gregorowicz  
Date: 11/19/93

DOCUMENT NUMBER  
93007498

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company  
of Park Ridge  
807-11 Devon Avenue  
Park Ridge, Illinois 60068 - OR  
Recorder's Box No. 280

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

**DEED IN TRUST**

(WARRANTY DEED)

TO

First State Bank & Trust Company  
of Park Ridge

Park Ridge, Illinois

TRUSTEE

Property of Cook County Clerk's Office

. DEPT-01 \$25.50  
. T#4444 TRAN 9442 11/09/93 13:19:00  
. #4904 # \* -93-907498  
. COOK COUNTY RECORDER

88520636

93907498

# UNOFFICIAL COPY

## EXEMPT TRANSACTION CERTIFICATION

### CERTIFICATION OF GRANTOR

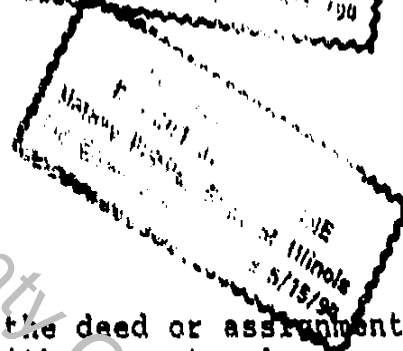
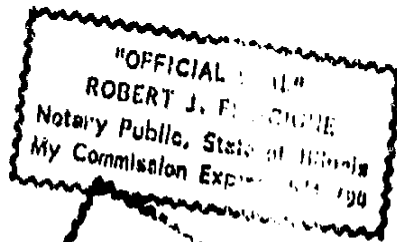
To the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized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

*Stella Gregorovic*  
Grantor

\_\_\_\_\_  
Grantor

Subscribed and sworn to before me this  
4<sup>th</sup> day of November, 1993.

*Robert J. Felicione*  
Notary Public



### CERTIFICATION OF GRANTEE

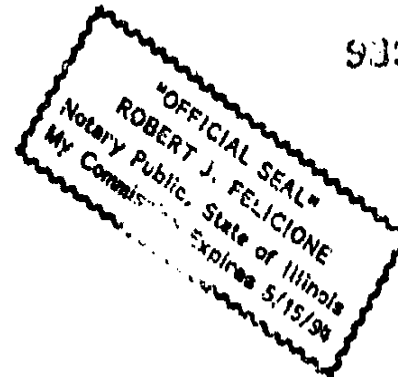
The name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire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

*Stella Gregorovic*  
Grantee

\_\_\_\_\_  
Grantee

Subscribed and sworn to before me this  
4<sup>th</sup> day of November, 1993.

*Robert J. Felicione*  
Notary Public



93907498

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Property of Cook County Clerk's Office