

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantors SAM STOJKA married to BARBARA L. STOJKA, THOMAS L. EUSTACE, SR. married to BARBARA J. EUSTACE, WAYNE HULTMARK married to KAREN HULTMARK, ROGER B. SHANNON married to KAREN A. SHANNON

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement dated the 25th day of October 1993, known as Trust Number 13403 the following described real estate in the County of Cook and State of Illinois, to-wit:

93943038

Lots 1 and 2 in Block 13 in Mitchell Addition to Clarksdale, being a subdivision of the North 1/2 of the Southeast 1/4 of Section 35, Township 38 North, Range 13 East of the Third Principal Meridian

PIN: 19-35-412-022- and 19-35-412-023

Address of Property: 3501 W. 84th Place, Chicago, IL 60652

COOK COUNTY REGISTER RECORDER OF DEEDS & MORTGAGE OFFICE

THIS IS NOT HOMESTEAD PROPERTY

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

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 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 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 leases to commence in praesenti or in futuro, 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 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, (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 thereof, (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 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 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 have hereunto set their hand and seal S this 17th day of November 1993.

(SEAL) SAM STOJKA (SEAL) THOMAS L. EUSTACE, R. (SEAL) WAYNE HULTMARK (SEAL) ROGER B. SHANNON

This instrument was prepared by: Beatrice W. Stone, 6410 W. 127th St., Palos Hghts. Ill. 60463

EXEMPT UNDER PROVISION OF PAR. e SEC. 4 REAL ESTATE TRANSFER ACT and PROVISION of PAR. e SEC. 200.1-2B6 CHICAGO TRANSACTION TAX ORDINANCE Dated Nov. 17 1993

Handwritten initials and date: 2-5-94

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STATE OF ILLINOIS
COUNTY OF COOK } ss. 1. BEATRICE H. STONE

a Notary Public in and for said County, in the State aforesaid, do hereby certify that SAM STOIKA married to BARBARA L. STOIKA, THOMAS L. EUSTACE, SR. married to BARBARA J. EUSTACE, WAYNE HULTMARK married to KAREN HULTMARK, ROGER B. SHANNON married to KAREN A. SHANNON personally known to me to be the same person s whose name s are 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 _____ notarial seal this 17th day of NOVEMBER A.D. 1993
Beatrice H. Stone
Notary Public.

OFFICIAL Notary Public, State of Illinois
BEATRICE H. STONE
MY COMMISSION EXPIRES 1/17/98

1996

COOK COUNTY
RECORDER
JACQUE WHITE

93943058

11/18/93

0004
RECORDING # 25.00
POSTAGES # 0.50
93943058 #
0005 MCH 11:28

Deed in Trust

WARRANTY DEED

First National Bank of Evergreen Park

3101 W. 95th St.
Evergreen Park, IL 60642
(708) 422-6700

MAIL TO

MRS. BEATRICE STONE
618 W. 127TH ST.
PALOS HEIGHTS, IL 60463

EVERGREEN
BANK

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City of Chicago
Real Property Transfer Tax Declaration Form (7551)

99943058

SECTION 1 - General Information

Property Address: Check if in central business district Check if an exempt transfer
(the area bounded by Lake Shore Drive, Halsted Street,
Roosevelt Road and Armitage Avenue)

3501 W. 84th Place, 60652 Address Zip Code
PIN number 19-35-412-022
19-35-412-023

Type of Property (check applicable line):

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Single family residence | 5. <input type="checkbox"/> Commercial |
| 2. <input type="checkbox"/> Condo, co-op, or 2-3 unit (residential) | 6. <input type="checkbox"/> Industrial |
| 3. <input type="checkbox"/> 4 or more units (residential) | 7. <input type="checkbox"/> Vacant land |
| 4. <input type="checkbox"/> Mixed use (commercial and residential) | 8. <input type="checkbox"/> Other (attach description) |

COOK COUNTY
RECORDER
JESSE WHITE
CLERK'S OFFICE

SECTION 2 - Interest Transferred (check applicable line):

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Fee title | 4. <input type="checkbox"/> Controlling interest in a real estate entity
(See Sec. 3-33-020 C. and G.) |
| 2. <input type="checkbox"/> Beneficial interest in a land trust | 5. <input type="checkbox"/> Other (attach description) |
| 3. <input type="checkbox"/> Lessee interest in a ground lease | |

SECTION 3 - Transfers Exempt from Tax (check applicable line):

- A. Transfer of real property made prior to January 1, 1974 where the deed was recorded after that date or assignment of beneficial interest in real property dated prior to July 19, 1985 where the assignment was delivered on or after July 19, 1985;
- B. Transfer involving real property acquired by or from any governmental body; or acquired by a not-for-profit charitable, religious or educational organization; or acquired by any international organization not subject to local taxes (copy of IRS letter granting tax exempt status must be attached);
- C. Transfer in which the deed, assignment or other instrument of transfer secures debt or other obligations;
- D. Transfer in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfer in which the transfer price is less than \$500.
Explain: (attach additional sheet if necessary) _____
- F. Transfer in which the deed is a tax deed;
- G. Transfer in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfer in which the deed is a deed of partition. Note: if a party receives a share greater than its undivided interest in the real property, then it must pay tax on any consideration paid for the excess;
- I. Transfer between a subsidiary corporation and its parent or between subsidiary corporations of common parent pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfer from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock or transfer from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfer made pursuant to confirmed plan of reorganization as provided under section 1146 (c) of chapter 11 of the U.S. Bankruptcy Code of 1978, as amended.
Provide bankruptcy court docket number _____;
- L. Transfer of title to, or beneficial interest in, real property used primarily for commercial or industrial purposes located in a city enterprise zone.
Provide enterprise zone number _____;
- M. Transfer in which the deed is issued to the mortgagee or secured creditor pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure;
- N. Transfer in which the purchaser is a participant in the State of Illinois' Home Ownership Made Easy Program (H.O.M.E.).

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SECTION 4 - Transfer Price

93943058

1. Transfer price (Note: transfer price includes consideration in any form, including amount of mortgage assumed) [See Sec. 3-93-020(H)]

\$ _____

2. Does any part of the transfer price consist of consideration other than cash?
Yes _____ (If yes, describe consideration on separate sheet) No _____

3. Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future level of financial performance? Yes _____ (Attach explanation) No _____

Computation of Tax

Total Tax Due
(Multiply \$3.75 for each \$500.00 of transfer price or fraction thereof)

\$ _____

SECTION 5 - Attestation of Parties

Seller/Transferor Statement:

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.

SAM STOIKA

owner

Name of Seller or Seller's Agent (Please print)

Title

Signature

Date

11/17/93

Business or firm name

Daytime telephone

**COOK COUNTY
RECORDER
JESSE WHITE**

Buyer/Transferee Statement:

Under penalty of perjury, I certify that I have examined this return and it is true, correct and complete.

BEATRICE H. STONE

atty

Name of Buyer or Buyer's Agent (Please print)

Title

Signature

Date

11/17/93

Business or firm name

Daytime telephone

Department Certifications

1. **Building Registration Certificate** (available in City Hall Room 903) is required for buildings containing 4 or more family units or sleeping accommodations for 10 or more persons. (Municipal Code of Chicago, Sec. 13-10-07D).
You must attach copy of Building Registration Certificate.
Check if registration is not required x

2. **Water Department Certification** (available in City Hall Room 101) is required for ALL real property transfers.

The Department of Water certifies that all water and sewer charges rendered to _____
are paid in full for the property located at _____

Account # _____ Application # _____ Certified By _____ Date _____

File this form with the Chicago Department of Revenue, 121 N. La Salle Street, Room 107, Chicago, IL 60600

Rev. 2/93

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9 3 9 4 3 0 5 8

COOK COUNTY
CLERK OF COURTS
STATE

STATEMENT BY GRANTOR AND GRANTEE

93943058

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 Nov 17, 1993 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said SAM STOIKA this 17 day of Nov, 1993

Notary Public

"OFFICIAL SEAL"
RAYMOND E. MALATT
Notary Public, State of Illinois
My Commission Expires 11/25/95

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 Nov 17, 1993 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said BEATRICE H. STONE this 17 day of Nov, 1993

Notary Public

"OFFICIAL SEAL"
RAYMOND E. MALATT
Notary Public, State of Illinois
My Commission Expires 11/25/95

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.]