

# UNOFFICIAL COPY

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DEED IN TRUST

Leave space for recorder's use only

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DEPT-01 RECORDING \$25.50  
TRAN 6519 01/28/93 15:18:00  
#9355 # -93-072489  
COOK COUNTY RECORDER

FIRST AMERICAN TITLE INSURANCE CW 58748

THIS INDENTURE, WITNESSETH, that the Grantor, **JOSEPH CHRISTOPHER BALICH**, a bachelor, of the County of **Cook** and State of **Illinois** for and in consideration of **TEN AND NO/100** Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto **BRIDGEVIEW BANK AND TRUST COMPANY**, an Illinois Corporation, 7940 South Harlem Avenue, Bridgeview, Illinois 60455, as Trustee under the provisions of a Trust Agreement dated the **22nd** day of **January** 1993, known as Trust Number **1-2170**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

**Lot Twenty Eight (28), Block Thirteen (13), in Argo Fifth Addition to Summit, in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 13, Township 38 North, Range 12, East of the Third Principal Meridian, according to Plat recorded August 25, 1913, as Document Number 5252013, in Cook County, Illinois**

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Commonly Known As: **7550 West 61st Street, Summit, Illinois 60501**  
P.I.N. **18-13-411-019-0000**

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 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 subdivide said real estate 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 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 execute 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 lease the term of 99 years, and to renew or extend such lease, upon any terms and for any period or periods of time and to amend, change or modify lease and the terms and provisions thereof at any time or times hereafter, to contract to make leases, to grant options to lease and options to purchase new 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 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 or 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 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, 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 inquire into the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this 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, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance or other instrument as of the time of the delivery thereof of 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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 successor 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 the trust or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank and Trust Company individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything that they or it or their agents or attorneys may do or omit to do or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for a duty to person or property happening 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 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, or any 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 interests of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them, none of them shall be only in the earnings, avails and proceeds arising from the sale of any other disposition of said real estate, and such interests are hereby declared to be personal property, and the beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in earnings, avails and proceeds thereof as aforesaid, the remainder hereof being to vest in said Bridgeview Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note any 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 exemption of homesteads from sale on execution or otherwise.

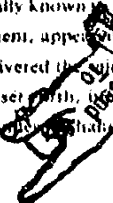
In Witness Whereof, the grantor, **Joseph Christopher Balich**, aforesaid, hereunto set his hand and seal this **22nd** day of **January**, 19 **93**.

**Joseph Christopher Balich** (Seal)  
**Joseph Christopher Balich** (Seal)

State of **Illinois** I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify  
County of **Cook** SS. that **JOSEPH CHRISTOPHER BALICH, a bachelor,**

personally known to me to be the same persons whose name is subscribed to the foregoing 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 state and purposes therein set forth, including the release and the waiver of the right of homestead, given to him, and notarial seal this **22nd** day of **January**, 19 **93**.

" OFFICIAL SEAL "  
DIANE L. RICE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/29/98



**Diane L. Rice**  
Notary Public

MAIL TO: **Joseph Christopher Balich**  
**7336 W. 63rd Street**  
**Summit, Illinois 60501**  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

This Instrument was prepared by:  
**Joseph Christopher Balich**  
**Attorney at Law**  
**7336 West 63rd Street**  
**Summit, IL, 60501**

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## 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 January 22, 1993 Signature: Joseph Christopher Balich

Grantor or Agent

Subscribed and sworn to before me by the said Joseph Christopher Balich this 2nd day of January, 1993.

Notary Public Diane L. Rice



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 Jan. 22, 1992 Signature: Joyce Schreiner

Grantee or Agent

Subscribed and sworn to before me by the said Joyce Schreiner this 22nd day of JAN., 1992.

Notary Public Lidia Marinca



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 ABL 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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