

This Indenture WITNESSETH THAT THE GRANTOR
ANDREW R. SPATZEK, a widower, not since remarried,
of 2851 N. Luna Avenue of the City of Chicago

UNOFFICIAL COPY

of the County of Cook and State of Illinois 93227247 and in consideration of Ten and No/100xxxxxxxxxxxxxxxxxxxxxx (\$10.00)xxxxxxxxxxxxxxxxxxxxxxxxxx Dollars,

and other good and valuable considerations in hand paid, Conveys and Warrants unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a 7727 Lake Street, River Forest, Illinois 60305

Trust Agreement dated the 10th day of March, 1993, known as Trust Number 3912, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 28 in Block 4 in White's First Diversey Park Addition, a subdivision of the West half of the South 30 acres of the West half of the North West quarter of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of COOK COUNTY

DEPT-91 RECORDINGS 925.00
TR9998 FROM 3848 03/26/93 10:37:00
#1624 # # - 1 13 - 23 27 22 41 7
COOK COUNTY RECORDER

93227247

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act
3-25-93 Andrew R. Spatzek
Date Agent's Representative

Commonly Known as: 2851 N. Luna Avenue, Chicago, Illinois 60641
Index No. 13-28-125-003

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 or 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, power 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 present 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 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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 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 15th day of March, 1993
(SEAL) Andrew R. Spatzek (SEAL)
ANDREW R. SPATZEK (SEAL)

This conveyance is exempt from Transfer Tax pursuant to Paragraph (e) of State and County Real Estate Transfer Tax Act, Illinois

2560

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(BOX 426)

Deed in Trust

WARRANTY DEED

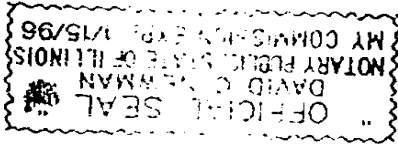
TO

RIVER FOREST STATE BANK
AND TRUST COMPANY

TRUSTEE

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and Franklin Avenue
RIVER FOREST, ILLINOIS

Property of Cook County Clerk's Office



Notary Public

David C. Newman

18th day of March, A.D. 1993

GIVEN under my hand and seal this

including the release and waiver of the right of homestead.

as his free and voluntary act, for the uses and purposes therein set forth,

acknowledged that he signed, sealed and delivered the said instrument

subscribed to the foregoing instrument, appeared before me this day in person and

personally known to me to be the same person whose name is

ANDREW R. SPATZEK, a widower not since remarried,

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

STATE OF ILLINOIS
COUNTY OF COOK

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40220236

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STATEMENT BY GRANTOR AND GRANTEE

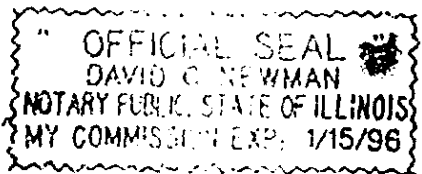
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 20, 1993

Signature: X

Andrew P. Spatzek
Grantor or Agent

Subscribed and sworn to before me by the said Andrew P. Spatzek this 20th day of March 1993.
Notary Public David C. Newman



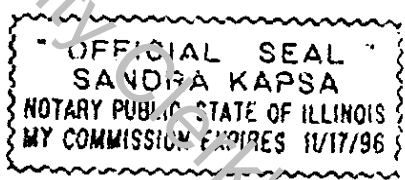
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 20, 1993

Signature: ✓

David C. Newman
Grantee or Agent

Subscribed and sworn to before me by the said DAVID C. NEWMAN this 20th day of March 1993.
Notary Public David C. Newman



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.)

93227247

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
CLERK OF THE SUPREME COURT
JANUARY 1998

1998