

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS JOHN R. NOVAK AND GLORIA V. NOVAK, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY (MARRIED TO EACH OTHER) of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto John R. Novak and Gloria Novak of Chicago, Illinois, as Co-Trustees under the provisions of a trust agreement dated the 3rd day of December, 1992, and known as Trust Number 104-92-B (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, pursuant to the provisions appearing on the reverse side hereof under the heading "successor trustee(s)", the following described real estate in the County of Cook and State of Illinois, to wit:

LOT FIVE (Except the North 1 foot thereof).....(5) BLOCK SEVEN---(7)
The North 5 Feet of LOT SIX(6) "

In State Line Park, being Peter Foote's Subdivision in the Northeast Fractional Quarter (1/4) of Section 17, Town 37 North, Range 15, East of the Third Principal Meridian, Cook County, Illinois, according to Plat registered June 7, 1923, as Document No. 184873.

Permanent Index No.: 26-17-208-062

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. This conveyance is subject to all matters of record and any unpaid real estate taxes and assessments.

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 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 198 years, and to renew or extend leases upon any terms 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 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.

And the said grantors 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.

DEPT-11 RECORD TOR \$25.50
T#2222 TRAN 0871 05/26/93 11:12:00
#0175 * -93-397367
COOK COUNTY RECORDER

93397367

Exempt under Real Estate Transfer Act Sec. 4, para. 2, and Cook County Ord. 15184, para. 2
14/3/92
Date
Buyer, Seller or Representative

93397367

2550

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SUCCESSOR TRUSTEE

The Trust Agreement referred to herein provides that the following named person or persons shall act as Successor Trustee or Trustees hereunder in the following order:

1. The Remaining Trustee of the original Trustees hereunder, John R. Novak and Gloria Novak
2. LINDA H. FABER;
3. JAMES S. NOVAK;
4. LORI D. CAPUTO;
5. EAST SIDE BANK & TRUST COMPANY, Chicago, Illinois and its corporate successors

In the event of the death, resignation, refusal or inability to act of a Co-Trustee or Trustees then acting hereunder, the next named Trustee or Trustees shall act and shall have all the rights and powers of the original Trustees.

In the event of the death of a Trustee then acting hereunder, on the filing with the Recorder of Deeds of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore filed with the Recorder of Deeds in the County in which said real estate is located.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 3rd day of December, 1992.

John R. Novak (SEAL) *Gloria V. Novak* (SEAL)
JOHN R. NOVAK GLORIA V. NOVAK

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN R. NOVAK AND GLORIA V. NOVAK NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY (MARRIED TO EACH OTHER) personally known to me to be the same persons whose names 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 official seal, this 3rd day of December, 1992.

Commission Expires March 31, 1993

Elaine D. Howes
ELAINE D. HOWES, NOTAR PUBLIC

ADDRESS OF PROPERTY:

10712 Avenue B, Chicago, Illinois 60438
The above address is for statistical purposes only and is not a part of this Deed.



Send Subsequent Tax Bills to:

Mr. John R. Novak
10712 Avenue B
Chicago, Illinois 60438

MAIL TO:
Barry C. Bergstrom, Ltd.
3330-181st Place, Suite 104
Lansing, Illinois 60483

MAIL TO

This instrument prepared by:

Barry C. Bergstrom, Ltd., 3330-181st Place, Lansing, IL 60438

NOVAK DEED EHS W/D 2

93097587

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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 December 3, 19 92

Signature: _____

John R. Novak
Grantor or Agent
JOHN R. NOVAK

Subscribed and sworn to before me by the said John R. Novak this 3rd day of December, 19 92.

Notary Public _____

Elaine D. Howes



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 December 3, 19 92

Signature: _____

Gloria V. Novak
Grantee, or Agent
GLORIA V. NOVAK

Subscribed and sworn to before me by the said Gloria V. Novak this 3rd day of December, 19 92.

Notary Public _____

Elaine D. Howes



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, it exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

93397367

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OFFICIAL SEAL
CLERK OF THE COURT
COUNTY OF COOK
STATE OF ILLINOIS

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CLERK OF THE COURT
COUNTY OF COOK
STATE OF ILLINOIS

11/15/2011

Property of Cook County Clerk's Office