

94528381

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor Leona A. Gryziecki, a widow and not since remarried, of the County of Cook and State of Illinois for and in consideration of Ten & No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrants unto PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 27th day of February 1981, known as Trust Number 7191, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

Commonly Known as: 125 Acacia Circle Drive, Unit 212E, Indian Head Park, IL., 60525
Permanent Index Number: 18-20-100-074-1026 & 18-20-100-074-1125

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 subdivide 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 praesentia or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise a 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 hereof 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, and 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 hereof 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 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 her hand and seal this 14th day of June, 1994.

LEONA A. GRYZIECKI (Seal) 94528381 (Seal)

THIS INSTRUMENT PREPARED BY: J. Frank Daly, 6000 W. Cermak Rd., Cicero, IL., 60650

State of Illinois } SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify County of Cook } that Leona A. Gryziecki, a widow and not since remarried,

personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 14th day of June, 1994.

Carol Pratali Notary Public

"OFFICIAL SEAL" CAROL PRATALI Notary Public, State of Illinois My Commission Expires 1/9/97

MAIL TO

GRANTEE'S ADDRESS: PINNACLE BANK TRUST DEPARTMENT 6000 WEST CERMAK ROAD CICERO, ILLINOIS 60650 (RECORDER'S BOX NO. 284)

125 Acacia Circle Drive, Unit 212E Indian Head Park, IL., 60525 For information only insert street address of above described property

Buyer, Seller or Representative D. King P. Kelly 6/14/94 Date

This space for affixing Riders and Revenue Stamps

Document Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING
\$25.00
TRAN 0294 06/15/94 12:51:00
*EB *94-528381
COOK COUNTY RECORDER

94528381

UNOFFICIAL COPY

RIDER - LEGAL DESCRIPTION - TRUST NO. 7191

Parcel 1: Unit No 212E and P21E in the Wilshire Green Condominium, as delineated on a survey of the following described real estate:

Part of Outlot 3 of Indian Head Park Condominium Unit Number 1, being a subdivision of part of the West 1/2 of the North West 1/4 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25077886, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Covenants and Restrictions recorded as Document Number 22779633, as amended from time to time, in Cook County, Illinois,

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, but subject to general real estate taxes not due and payable at time of closing; special assessments confirmed after December 21, 1993; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of condominium and all amendments thereto; any easements established or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act and installments of assessments due after the date of closing.

Address of real estate: 125 Acacia Circle Drive, Unit 212E, and parking space P21E, Indian Head Park, Illinois 60525

Permanent Real Estate Index Number: 18-20-100-074-1026 Vol. 082, and 18-20-100-074-1125 Vol. 082 [P21E]

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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: June 14, 1994 Signature: Leona A. Gryzlecki
Grantor or Agent

Subscribed and sworn to before me by the said Leona A. Gryzlecki this 14th day of June, 1994

Notary Public Carol Pratali



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: June 14, 1994 Signature: Glenn J. Richter
Successor Agent

Subscribed and sworn to before me by the said Glenn J. Richter, V.P./Trust Dept. this 14th day of June, 1994

Notary Public Carol Pratali



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 Act.)

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