

THIS INDENTURE WITNESSETH, that the Grantor s. John Frank Stopka and Phyllis Victoria Stopka, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100th Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s. and Warranty s. unto Gladstone-Norwood Trust & Savings Bank, an Illinois banking corporation of Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 30th day of June, 1994, and known as Trust Number 1791, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 27 in Block 3 in Park Terrace Subdivision Unit Number 2 being a subdivision of part of the Northeast 1/4 of Section 16 and of Lot "A" of Park Terrace Subdivision Unit Number 1 being a subdivision in the Northeast 1/4 of Section 16, aforesaid all in Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 12-16 207-045

COOK COUNTY RECORDER #8561 ASK #94-595646 14000 TRAN 5859 07/08/94 10:59:00 \$25.00

TO HAVE AND TO HOLD the above real estate with the appertinences, 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, pacify, 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 resubdivide 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 make such conveyances, to execute all the trusts, 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 commence in the present or in the future 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 for 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 the same and every part thereof in all the ways and for each other considerations as 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 assigned by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged 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, or any successor in trust, 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 Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust conditions and limitations set forth herein and in said Trust Agreement or in all amendments thereof, if any, and is 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 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 the said Trustee in trust.

This conveyance is made upon the express understanding and condition that the Grantor or either individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, suit or decree for anything in or by or to its or their assets or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or to the said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or incurred into by the Trustee in connection with said real estate may be entered into by it in the name of the beneficiaries under said trust agreement, and in such case, in fact, hereby irrevocably appointed for such purpose, 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 whosoever and whatsoever shall be charged with notice of the conditions from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the interest in hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Register 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 limitation", 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 an and the 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 he s. hereunto set their hands and seal this 30th day of June, 1994. John Frank Stopka (Seal) Phyllis Victoria Stopka (Seal)

STATE OF Illinois COUNTY OF Cook

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Frank Stopka and Phyllis Victoria Stopka, his wife personally known to me to be the same person s. whose name 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 seal this 30th day of June, 1994. Geraldine Schnock (Seal) NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/21/98

Document Prepared by: Geraldine Schnock for Gladstone-Norwood T & S Bank 5200 N. Central Ave Chicago, IL 60630 ADDRESS OF PROPERTY: 9833 Sunnyside Schiller Park, IL 60176 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Same as above

7-1-94 Date Phyllis V. Stopka Signature OWNER

AFFIX "RIDERS" OR REVENUE STAMPS HERE

94595646

DOCUMENT NUMBER



**UNOFFICIAL COPY**

TRUST NO. \_\_\_\_\_

JRN TO:  
**GLADSTONE  
NORWOOD  
TRUST & SAVINGS BANK**  
430 NORTH CENTRAL AVENUE  
CHICAGO, ILLINOIS 60606  
312.792.0440

**DEED IN TRUST**

(WARRANTY DEED)

TO

**GLADSTONE-NORWOOD TRUST  
& SAVINGS BANK**

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

94595846

# UNOFFICIAL COPY

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 30, 1994

Signature: \_\_\_\_\_

Grantor or Agent

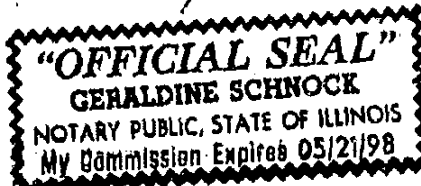
Subscribed and sworn to before

me by the said \_\_\_\_\_

this 30th day of June

19 94

Notary Public \_\_\_\_\_



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 30, 1994

Signature: \_\_\_\_\_

Grantee or Agent

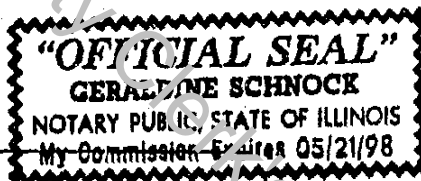
Subscribed and sworn to before

me by the said \_\_\_\_\_

this 30th day of June

19 94

Notary Public \_\_\_\_\_



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.)

94535646

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