

7194

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

Form 771 - Perfection Legal Forms & Printing Co., Rockford, IL 61103

94628840

THIS INDENTURE WITNESSETH, THAT THE GRANTOR

HELENA SZKUTAK

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, receipt of which is hereby acknowledged, Convey S and Warranty S unto

HELENA SZKUTAK

whose address is 5321 S. Kildare Ave., Chicago, IL 60632

DEPT-01 RECORDING \$25.50
T#6666 TRAN 2576 07/19/94 10:05:00
#2025 # LC *-94-628840
COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

as Trustee under the provisions of a trust agreement dated the 18th day of July, 1994 known as Trust Number One

(and in the event of the death, resignation, refusal or inability of the said grantor to act as such Trustee, then unto KAZIMIERZ R. SZKUTAK, of 5321 S. Kildare Ave., Chicago, IL 60632

as Successor in Trust with like powers, duties and authorities as are vested in the said grantor as such Trustee) the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 40 and the South 1/2 of Lot 41 in Block 2 in Delany's Garfield Boulevard Subdivision, being the East 1/2 of the South West 1/4 of the South East 1/4 of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 19-10-411-074-0000

Property Address: 5321 S. Kildare Ave., Chicago, IL 60632

(Continue legal description on reverse side)

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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 redivide 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 present or in 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 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 changes 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 premises 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.

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 waive S and release S 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 ha hereunto set her hand and seal this 18th day of July 1994

(SEAL) Helena Szkutak (SEAL) HELENA SZKUTAK

(SEAL) (SEAL)

Exempt under the provisions of Par. E, Sec. 4, of the Real Estate Transfer Tax Act and Par. E of Sec. 200.1-286 and 200.1-287 of the Chicago Transfer Tax Ordinance.

Handwritten signature and initials

7/18/94

Handwritten numbers 25 50 and initials BMMK

UNOFFICIAL COPY

Deed In Trust

(WARRANTY DEED)

TO

TRUSTEE

This instrument was filed for record in the Recorder's office of _____ County, Illinois, on the _____ day of _____ 19____ at _____ o'clock _____ M. and recorded in Book _____ of Records on page _____ OR on microfilm No. _____

Perfection Legal Forms & Printing Co., Rockford, Ill.

Property of Cook County Clerk's Office

This Instrument was Prepared by: _____ Whose Address is: _____

Attorney Frank J. Kuta
5130 Archer Ave., Chicago, IL 60632

Return this document to:
DOROTHY A. WROBLE
Notary Public

83840

OR to
Future Taxes to Grantee's Address (X)

OFFICIAL SEAL
DOROTHY A. WROBLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/3/95

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT HELENA SZKUTAK personally known to me to be the same person whose name _____ is subscribed to the foregoing instrument, as having executed the same, 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 _____ 18th day of July 19 94

STATE OF ILLINOIS
COOK COUNTY

ss

FOR FULL DETAILS OF THE LAW GOVERNING THIS INSTRUMENT, REFER TO THE COOK COUNTY CLERK'S OFFICE.

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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 July 18, 19 94

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 18th day of July, 19 94.

Notary Public Dorothy A. Wroble

" OFFICIAL SEAL "
DOROTHY A. WROBLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/3/95

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 July 18, 19 94

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 18th day of July, 19 94.

Notary Public Dorothy A. Wroble

" OFFICIAL SEAL "
DOROTHY A. WROBLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/3/95

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.)

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