

04793750

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor B. TADEUSZ GIERWATOWSKI MARRIED  
 TO ELIZABETH GIERWATOWSKI, HIS WIFE  
 of the County of COOK and State of ILLINOIS, for and in consideration of the sum  
 of TEN AND NO/100 Dollars,  
 (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly  
 acknowledged. Convey and Warranty unto First State Bank & Trust Company of Park Ridge, an Illinois bank-  
 ing corporation of Park Ridge, 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 6th day of JULY, 1994 and known as Trust Number  
2830, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 40 IN BLOCK 1 IN GUNN'S SUBDIVISION OF THE NORTH 30 ACRES OF  
 THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 22,  
 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 1993 AND  
 SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND  
 RESTRICTIONS OF RECORD.

P. I. N. 13-22-305-027

COMMONLY KNOWN AS: 3528 N. KILBOURN, CHICAGO, ILLINOIS 60641  
 THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or  
 times to improve, manage, 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, in contrast 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 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 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 future or in the future and upon any  
 terms and for any period or periods of time, not exceeding in the case of any single lease 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, 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 filing 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 easement appurtenant to said real estate or any part thereof,  
 and to make said real estate and every part thereof in all other ways and for such 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 mortgaged by said Trustee, or any successor in trust, be obliged to  
 see to the application of any purchase money, rent or proceeds of sale or of any other source of funds or to be bound by the terms of the  
 terms of the trust have been complied with, or be obliged to inquire into the authority, 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, 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 instrument, lease or other instrument, and that if the title 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 trusts, conditions and limitations stated herein and in said Trust Agreement and in all  
 amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly  
 authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the  
 reference is made to a successor in trust, that such successor in trust has been properly appointed and is fully  
 vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or her predecessor in trust.

The conveyance is made upon the express understanding and condition that the Grantor, and not individually or as Trustee, nor its  
 successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree for anything if or they  
 or its or their agents 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 persons or property happening in or about said real estate, and that the  
 liability hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in  
 connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement or its attorney-  
 in-fact, hereby irrevocably appointed for such purposes, or at the direction 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 to the payment and discharge  
 thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition 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, rents and proceeds arising from the said 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, rents and proceeds thereof as aforesaid, the interests herein 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 this to any of the trust property is now or hereafter registered, the Register of Titles is hereby directed not to register or pass  
 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, B hereby expressly waives and releases any and all right or benefit under and by virtue of any law or  
 statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor B. TADEUSZ GIERWATOWSKI hereunto set their hand and seal this 12th  
 day of JULY, 1994.

(Seal) Tadeusz Gierwatowski (Seal)

STATE OF ILLINOIS  
 COUNTY OF COOK

I, JENNIFER RENALLO, a Notary Public in and for said County, in the State  
 aforesaid, do hereby certify that TADEUSZ GIERWATOWSKI MARRIED TO ELIZABETH GIERWATOWSKI, HIS WIFE  
 personally known to me to be the same person B. TADEUSZ GIERWATOWSKI subscribed to the foregoing instrument, appeared before  
 me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 12th day of July, 1994  
 Commission expires July 1998  
JENNIFER RENALLO  
 Notary Public, State of Illinois  
 My Commission Expires 7/18/98

Document Prepared By: VINCENT SANSONETTI  
R303 W. HIGGINS, #300  
CHICAGO, ILLINOIS 60631  
 ADDRESS OF PROPERTY: 3528 N. KILBOURN  
CHICAGO, ILLINOIS 60641  
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
 SEND SUBSEQUENT TAX BILLS TO:  
TADEUSZ GIERWATOWSKI

**A.N.T.N.**  
3528 N. KILBOURN  
 (Address)

EMPT UNDER PROVISIONS OF PARAGRAPHS 1 & 2, SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
 7/12/94

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

# UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company  
of Park Ridge  
607-11 Devon Avenue  
Park Ridge, Illinois 60068 - OR  
Recorder's Box No. 280

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

## DEED IN TRUST

(WARRANTY DEED)

TO

First State Bank & Trust Company  
of Park Ridge  
Park Ridge, Illinois  
TRUSTEE

Property of Cook County Clerk's Office

• DEPT-01 RECORDING \$25.50  
• 140000 TRAN 9326 09/13/94 15:34:00  
• #3724 ÷ CJ \* -94-799750  
• COOK COUNTY RECORDER

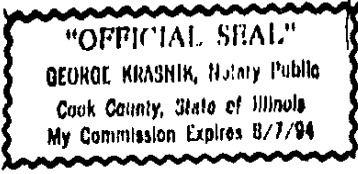
09:56:16

# 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.

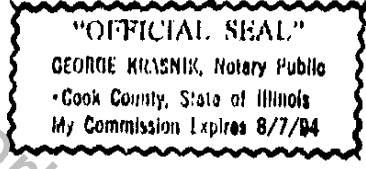
Dated 7/12, 1994 Signature: \_\_\_\_\_  
Grantor or Agent



Subscribed and sworn to before me by the said Agent this 12 day of July, 1994.  
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 7/12, 1994 Signature: \_\_\_\_\_  
Grantee or Agent



Subscribed and sworn to before me by the said Agent this 12 day of July, 1994.  
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.)

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