

# UNOFFICIAL COPY

'WARRANTY DEED IN TRUST'

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Mark S. Maletycz & Irena Maletycz,  
his wife,  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of \$10,000,  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and  
Warrant S unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking  
association under the laws of the United States of America, 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 1st day of April 1994, and  
known as Trust Number 4604, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

3656 N. Cicero Ave., Chicago, Illinois 60641

THE NORTH 30.10 FEET OF LOT1 IN KOESTER AND ZANDER'S WEST IRVING  
PARK SUBDIVISION, IN THE NORTH  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 40 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

COOK COUNTY  
RECORDED  
JESSE WHITE  
SKOKIE OFFICE

SUBJECT TO

Real Estate Tax # 13-21-227-038

I HAVE AND DO HOLD the said real estate with the appurtenances, upon the terms, 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 defend said real estate or any part thereof, to dedicate parks, streets, highways or  
alleys and other public ways, to sell any part thereof, and to resubdivide said real estate or any part thereof, to grant options to purchase, to sell on any terms, to convey  
either in whole or without consideration, any part thereof, and to lease or let any part thereof, to grant leases to such successor or assigns in trust of the title  
to all or any part of the said real estate, powers and authorities vested in said Trustee, to do and to do, to dedicate, to mortgage, pledge or otherwise encumber said real estate, and for and during the term of the title  
to part thereof, from time to time, in possession or retention, by leases to commence or prorata, and upon any terms and for any period or periods of time, not exceeding in the  
case of any single demise the term of 14 years, and to renew, 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 interest of future rentals, to partition, to exchange real estate, or any part thereof, for other real or personal property,  
to grant easements or charges of any kind, to take, use, enjoy or assign any right, title or interest in labor or equipment appurtenant to said real estate or any part thereof,  
and to deal with said real estate and every part thereof in all other ways and for such other considerations as aforesaid, as shall 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 in whom said real estate or any part thereof shall be conveyed, con-  
tracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to view the application or to purchase money, rent or money borrowed or advanced in said  
real estate, or be obliged to see that 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 voidableness in favor of every person including the Registrar of Titles of Skokie (Illinois) relying upon or claiming under any such con-  
veyance 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 con-  
veyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, if  
any, and 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) that 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, by or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, individually nor as Trustee, nor its successor or successors  
in trust incur any personal liability or be subjected to any claim, judgment or decree for anything which they or any of 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 person or property happening in or about said real estate, any and all  
such liability being 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 enforced  
into judgment in the name of the Trustee or in the name of the Trustee 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 whomsoever 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, avails and  
proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary his or her spouse 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, the intention hereof being to vest in said Columbia  
National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title documents thereof, or  
memorial, the words "in trust," or "upon condition," or "with limitations," or "with minor imperfections," in accordance with the statute in such case made and provided, and said Trustee  
shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in  
accordance with the true intent and meaning of the trust.

And the said grantor do hereby expressly waive, release, 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.

In Witness Whereof, the grantor, before signed his hereunto on 1st day of April 1994, hand and  
seal this 1st day of April 1994.

Mark S. Maletycz  
MARK S. MALETYCZ

(SBAI) Irena Maletycz (SBAI)  
(SBAI) (SBAI)

State of Illinois  
County of Cook SS.  
Maletycz, his Wife

Notary Public in and for said County, in  
the state aforesaid, do hereby certify that

Mark Maletycz & Irena

personally known to me to be the same persons whose names are subscribed to  
the foregoing instrument, appeared before me this 1st day of April 1994, and acknowledged that they do sign, execute, and deliver the said instrument,  
including the release and waiver of the right of homestead, given this 1st day of April 1994, and notarial seal this 1st day

THIS INSTRUMENT WAS DRAFTED BY  
COLUMBIA NATIONAL BANK OF CHICAGO  
10510 K OAKMONT DR.  
SKOKIE, IL 60077

Return to:

Columbia National Bank of Chicago  
5260 N. Harlem Avenue  
Chicago, IL 60656  
ATTN: Trust Dept.

3656 N. CICERO AVE  
For information only since this address of above described property  
94818910

Property of Cook  
County Act Sec. 4  
Exempt under Real  
Estate Tax Law  
Date 04-13-94  
Par. E  
Sign. J.S.

Document Number

J.S. 10/26

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Property of Cook County Clerk's Office



Return To:

LEVIN & ROBERT, LTD.  
ATTORNEYS AT LAW  
4081 Old Orchard Road  
Skokie, Illinois 60076  
879-5580

# 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 April 1, 1994 Signature: Mark S. Maletycz  
Grantor or Agent

Subscribed and sworn to before  
me by the said Mark S. Maletycz  
this 1st day of April, 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 April 1, 1994 Signature: Mark S. Maletycz  
Grantee or Agent

Subscribed and sworn to before  
me by the said Columbia National Bank as Trustee u/a/d April 1, 1994  
this 1st day of April, 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.)

09/13/94	0017 MCH	11:13
	RECORDIN M	25.00
	MAILINGS M	0.50
	94818910 M	
09/13/94	0017 MCH	11:13

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