

94190937
UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor

Victoria Rzepiela

of the County of Cook and the State of Illinois for and in consideration

of Ten and no/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto

FIRST COLONIAL TRUST COMPANY, an Illinois Corporation, with main offices located at 104 North Oak Park Avenue, Oak Park, Illinois, its

successor or successors, its Trustee under the provisions of a trust agreement dated the 31st

day of January, 19 94, known as Trust Number 6427, the following described

real estate in the County of Cook and State of Illinois, to-wit:

Lot 158 (except the West 37 1/2 feet and except the East 50 feet thereof) in Koester and Zanders addition to West Irving Park, a subdivision in the South 1/2 of the Northeast 1/4 of Section 20, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 5942 W. Addison Street, Chicago IL 60634

Permanent Index Number: 13-20-228-021-0000

DEPT-01 RECORDING 125.50
T#8888 TRAN 7504 03/01/94 14:43:00
#7902 # JB *-94-190937
COOK COUNTY RECORDER

94190937

No Revenue Stamps Required. No Taxable Consideration. Exempt Under Ill. Real Estate Transfer Tax Act, Sec. 4, Par.(e)

By: Victoria Rzepiela

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 maintain said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 futuro, 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 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 in 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, (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 of such case made and provided.

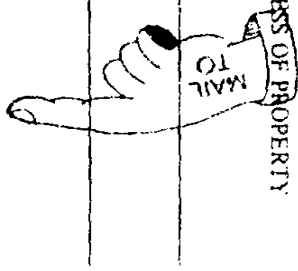
82550
BB

UNOFFICIAL COPY

BOX NO. _____

Deed in Trust

ADDRESS OF PROPERTY



FIRST COLONIAL TRUST COMPANY

First Colonial Trust Co.

Attn: Trust Dept

104 N. OAK ST. CH.

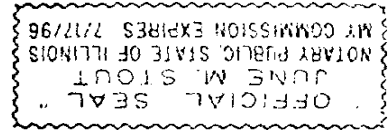
OAK PARK, ILL

6030

This instrument was prepared by

Victoria Rzepleta
5962 W. Addison
Chicago, IL 60634

Mail tax bills to the same address



31st day of January A.D. 19 94
June M. Stout
Notary Public

(GIVEN under my hand and seal this _____ of the right of homestead free and voluntary (et. for the uses and purposes therein set forth, including the release and waiver that _____ she _____ signed, sealed and delivered the said instrument as _____ her _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged _____ personally known to me to be the same person _____ whose name _____

Victoria Rzepleta
a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ the undersigned _____

STATE OF Illinois }
COUNTY OF Cook }
SS

(SEAL) X *Victoria Rzepleta*
(Victoria Rzepleta)

seal this 31st day of January 19 94
In Witness Whereof, the grantor aforesaid has hereunto set her hand and

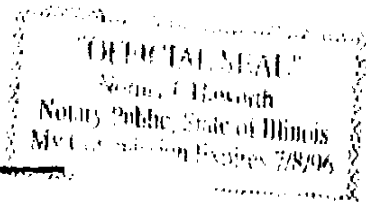
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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STATEMENT BY GRANTEE 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 Jan. 31, 19 94 Signature: *Victoria Rzepiele*
Grantor or Agent

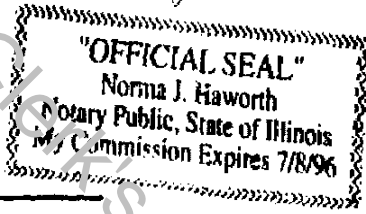
Subscribed and sworn to before me by the said Victoria Rzepiele this 31st day of Jan., 19 94.
Notary Public *Norma J. Haworth*



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 Jan. 31, 19 94 Signature: *Victoria Rzepiele*
Grantee or Agent

Subscribed and sworn to before me by the said Victoria Rzepiele this 31st day of Jan, 19 94.
Notary Public *Norma J. Haworth*



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.)