

UNOFFICIAL COPY

DEED IN TRUST

94220283 2 4 0 4 6

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, WALTER E. PIKORZ AND CHARLOTTE PIKORZ,

BY WIFE,

of the County of **Cook**

and State of **Illinois**

1994

, 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 Warrant - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of

a certain Trust Agreement, dated the

24th

day of

February

19 94, and known as Trust Number

94-5148

, the following described real estate in the

County of **Cook**

and State of Illinois, to-wit:

PARCEL 1: The South Half of Lot 9 and all of Lots 10, 11, 12, 13 and 14 in Block 19 In H.W. Elmore's Kedzie Avenue Ridge, a Subdivision of the North East Quarter and the South East Quarter of Section 23, Township 36 North, Range 13, East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, IL PIN# **28-23-221-025,026,027,028** and 3304 W. 162nd St., Markham, IL 6030,-0000

PARCEL 2: Lot 8 in Grover C. Elmore and Company's Flossmoor Farms, being a Subdivision of that part of the North 60 acres of the South 1/2 of the Southeast 1/4 of Section 11, Township 35 North, Range 13, East of the Third Principal Meridian, lying West of Governor Highway, in Cook County, Illinois.

PIN# **31-14-404-000-0000**

3342 198th St., Homewood, IL

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 to improve, manage, protect and subdivide said real estate or any part thereof, to deduct park streets, highways or alleys and to create, enter, alter, amend, and redivide said real estate as often as need be, to contract to sell, to grant options to purchase, to sell or otherwise dispose of, or to convey, and real estate or any part thereof for successions in trust, and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in and reserved to said Trustee to deductive 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 perpetuity or for a term or 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 purchase leases and options to purchase the whole or my part of the reversion and to contract respecting the manner of fixing the amount or 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 relate conveyances, assignments, transfers, or other instruments appertaining to said real estate or any part thereof, and to deal with said real estate and every part thereof in any other way as may be 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 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, real or money borrowed or advanced on said real estate, or be obliged to see that the terms of this 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 the terms of said Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in my succession in trust in relation to said real estate shall be conclusive evidence in favor of every person, including the Registrar of Titles of said county, relying upon or claiming under any such conveyance, lease, trust or instrument, that at the time of the delivery thereof the trust created by this Indenture and to said Trust Agreement was in full force and effect, so that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in affidavits and oaths of any, and holding open all beneficiaries thereunder, so 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 did the conveyance is made to a successor in successions in trust, that such successor in successions in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Heritage Trust Company, individually or as Trustee nor its successors in trust, shall incur any personal liability or be subjected to the claim, judgment or decree for anything that 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, in my agreement thereto, or for injury to person or property happening in or about said real estate and, 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 *notwithstanding* the name of the then beneficiary, holder and latest Agreement as their attorney in fact, hereby irrevocably appointed for such purposes 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 whomever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest, 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, assets and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby directed 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 earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage Trust Company 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, 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 waives and releases, any and all right or benefit under and by virtue of, or and all statutes of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise.

To Witness Whereof, the grantor **S** aforesaid by **WC** hereto set **their** hand **B** and

seal **S** this **24th** day of **February** **1994**

Walter E. Pikorz **SEAL** *Charlotte Pikorz* **SEAL**

RECEIVED

STATE OF **Illinois**
County of **Cook**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Walter E. Pikorz and Charlotte Pikorz, his wife**

personally known to me to be the same person **S**, whose name **S** 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 **notarial** seal this **26th** day of **February** **AD 1994**

Notary Public

My commission expires

see above

For information on insert street address of
above described property

OFFICIAL SEAL

Linda Lee Lutz
Notary Public, State of Illinois
My Commission Expires May 10, 1995

This space for affixing Rader and Bevans Stamps

54202716

Document Number

Dated 2-24-94 Charlotte Pikorz

**EXEMPT OR PROVISIONS OF PARAGRAPH I
CONCERNING REAL ESTATE TRANSFER TAX ACT.**

Taxes to: **HERITAGE TRUST U/194-5148**
3304 W 162nd Street
Markham, IL 60426

Heritage Trust Company
17500 Oak Park Ave.
Tinley Park, IL 60477

This Document Prepared By:

RETURN TO:

HERITAGE TRUST COMPANY
17500 Oak Park Avenue
Tinley Park, Illinois 60477

INDEPENDENT FORMS SERVICES 4-267-02

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1556
DEPT-01 RECORDING
T#8086 T#4A 0126 05/10/24 09 1140
#9367 # J33 *-94-02083
0936 CIRCUIT RECORDER

Property of Cook County Clerk's Office

94220283

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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.

HERITAGE TRUST COMPANY, AS TRUSTEE
NOT PERSONALLY

Date 2-24, 1994 Signature Linda Lee Schub
(Grantor)

Notary Public, State of Illinois
Anne M. Marchert

Subscribed and sworn to before me
by the said Linda Lee Schub
this 24 day of February, 19 94

Notary Public Anne M. Marchert

The grantee or his agent affirms and verifies 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 and hold title to real estate under the laws of the State of Illinois.

HERITAGE TRUST COMPANY, AS TRUSTEE
NOT PERSONALLY

Date 2-24, 1994 Signature Linda Lee Schub
(Grantee)

Notary Public, State of Illinois
Anne M. Marchert
My Commission Expires 4/23/94

Subscribed and sworn to before me
by the said Linda Lee Schub
this 24 day of February, 19 94.

Notary Public Anne M. Marchert

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

COOK COUNTY
RECORDS OFFICE