

0-15-94

# UNOFFICIAL COPY

## DEED IN TRUST

Form 101 Rev 07-89 The above space for recorder's use only

THIS INDENTURE WITNESSETH THAT THE GRANTOR, **HELENE V. DZIERWA**  
 of the County of **Cook** and State of **Illinois**, for and in consideration  
 of the sum of **Ten and 00/100** Dollars (\$ **10.00** )  
 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Conveys and Quit Claims  
 unto **SOUTH HOLLAND TRUST & SAVINGS BANK**, an Illinois banking corporation, 16178 South Park Avenue, South Holland, Illinois as  
 Trustee under the provisions of a certain Trust Agreement, dated the **22nd** day of **March** 19 **94**, and  
 known as Trust Number **10937** the following described real estate in the County of **Cook** and State of **Illinois**.

to wit:  
 Unit 75 in Eagle Ridge Condominium Unit II, as delineated on a survey of the  
 following described real estate: That part of the Southeast quarter of  
 Section 32, Township 36 North, Range 12, East of the Third Principal  
 Meridian, which survey is attached as Exhibit "A" to the Declaration of  
 Condominium recorded as Document Number 91315399 and as amended from time to  
 time together with its undivided percentage interest in the Common Elements,  
 in Cook County, Illinois.

COOK COUNTY RECORDER  
 \$0535 \$ LF \* - 9 7 - 3 4 7 5 7 \*  
 175555 TRAM 6566 04/18/94 14:00:00  
 \$25.00 DEPT-01 RECORDING

This space for affixing Riders and Revenue Stamps  
 Exempt from recording under Section 4-10-94  
 Pub 4-15-94 *J. J. Jankowski*

Property Address: **18225 Michigan Court, Orlan. Park, Illinois 60462**

Permanent Real Estate Index Number: **27-32-400-022-1033** *27-32-400-007*

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.  
 Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof to dedicate paths, streets, highways or alleys and to  
 vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either  
 with or without consideration, to convey the 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real  
 estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time  
 and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms  
 and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the  
 whole or any part of the reversion and to execute contracts respecting the manner of leasing the amount of present or future rentals, to execute grants of easements or charges of  
 any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate  
 and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it whether similar to  
 or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed or tracked to be sold, leased  
 or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see the terms  
 of the trust agreement, or be obliged to inquire into the necessity or expedience of any act of the trustee, or be obliged or privileged to inquire into any of the terms  
 of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 hereon and in the 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 therein and in  
 the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver in any 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 or partly  
 appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of the trustee or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and  
 proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title  
 or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 waives and releases any and all right of 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 \_\_\_\_\_ do hereby certify \_\_\_\_\_ hand \_\_\_\_\_ and seal

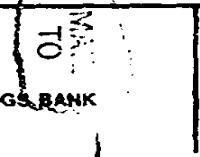
This 22nd day of March 19 94

*Helene V. Dzierwa* (SEAL)  
 Helene V. Dzierwa (SEAL)

(SEAL)

Document Number

MAIL DEED TO:  
**SOUTH HOLLAND TRUST & SAVINGS BANK**  
 16178 South Park Avenue  
 South Holland, Illinois

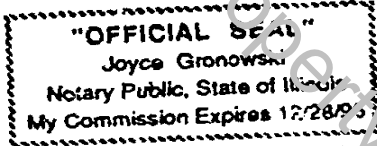


*Boh*

*2501*

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State of Illinois )  
County of Cook ) SS  
I, the undersigned a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that HELENE V. DZIERWA  
\_\_\_\_\_ personally known to me to be the same person \_\_\_\_\_ whose name is \_\_\_\_\_ subscribed to  
the foregoing instrument, 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 15th day of April 19 94



Joyce Gronowski  
Notary Public

This instrument was prepared by

(Name) South Holland Trust & Savings Bank  
(Address) 16178 South Park Avenue  
South Holland, Illinois 60473

Mail subsequent tax bills to

(Name) Helene V. Dzierwa  
(Address) 18225 Michigan Court  
Orland Park, Illinois 60462

94344654

PROPERTY OF 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 March 22, 1994

Signature: \_\_\_\_\_

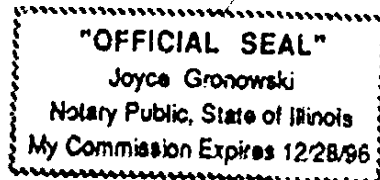
*Adeline V. Polunna*

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 15th day of April, 1994.

Notary Public \_\_\_\_\_

*Joyce Gronowski*



The grantor 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 15, 1994

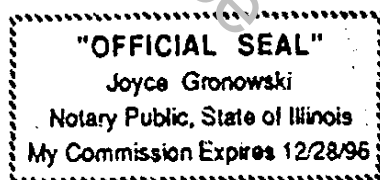
Signature: \_\_\_\_\_

South Branch of the State Bank  
Trust  
*Adeline V. Polunna* 37  
Grantee

Subscribed and sworn to before me by the said Grantee this 15th day of April, 1994.

Notary Public \_\_\_\_\_

*Joyce Gronowski*



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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Property of Cook County Clerk's Office

OFFICIAL SEAL  
JANUARY 1994  
CLERK OF COURT  
COURT HOUSE  
CHICAGO, ILL.

OFFICIAL SEAL  
JANUARY 1994  
CLERK OF COURT  
COURT HOUSE  
CHICAGO, ILL.

91344654

1/13/94