

CAUTION: Correct a conveyance using this form under the laws of the State of Illinois. Neither the publisher nor the editor of this form makes any warranty with respect to errors, including any errors of omissions or omissions for a particular purpose.

THE GRANTOR

Ted J. Kucia, a married man

of the County of Cook and State of Illinois
for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid,
Convey and ~~WARRANT~~ (QUIT CLAIM) unto
Ted J. Kucia, Trustee
225 Ashland Avenue
River Forest, IL 60305

DEPT-01 RECORDING \$25.50
T60012 TRAN 9744 04/27/94 14:45:00
46287 + SK # - 94 - 380284
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement (dated the 1st day of March, 1994, and known as Revocable Living Trust) (regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit: The west 32 feet of Lot 2 and the east 18 feet of Lot 3 in Block 3 in Blackstone's Addition to Oak Park, being a subdivision of that part of the West 1/2 of the South East 1/4 of Section 7, township 39 North, Range 13 East of the Third Principle Meridian, being North of the South 19.50 chains thereof, all in Cook County, IL P.T.N. 15-12-414-011-0000
Address(es) of real estate: 707 South Boulevard, Oak Park, IL 60302

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, 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 successor 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 lease 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 encumbrance appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and 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 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 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 presumed 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 trust 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) 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 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 Register 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 limitation," 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 any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

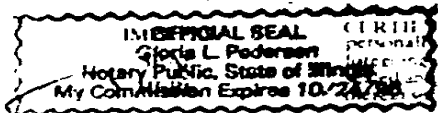
In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 23rd day of March, 1994

(SEAL)

Ted J. Kucia
Ted J. Kucia

(SEAL)

State of Illinois, County of Cook



Given under my hand and official seal, this 23rd day of March, 1994
Commissary expires 10-24 1996
This instrument was prepared by Ted J. Kucia, 225 Ashland Ave, River Forest, IL 60305

Gloria Pedersen
NOTARY PUBLIC

USE WARRANT (OR QUIT CLAIM) AS PARTIES DESIRE

MAIL TO { Kucia, Coleman & Bender, P.C.
707 South Blvd. P.O. Box 525
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO
Ted J. Kucia
225 Ashland Ave.
River Forest, IL 60305

25.50
TT

Exempt under provisions of Paragraph 4, Section 4, of the Illinois Revenue Act of 1993.
3-25-94
OR REVIEW BY AMIS BUREAU
EXEMPTION APPROVED
Landra Jotel
VILLAGE CLERK
VILLAGE OF OAK PARK

UNOFFICIAL COPY

Deed in Trust

TED KUCIA

TO

TED KUCIA

REVOCABLE LIVING TRUST

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

1-92099176

Handwritten signature

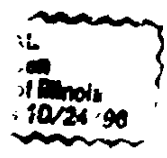
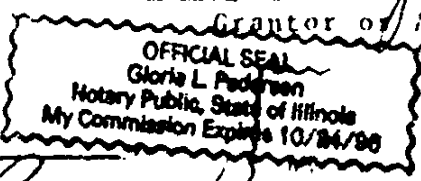
UNOFFICIAL COPY

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 4-4, 1994 Signature: [Signature]
Grantor or Agent

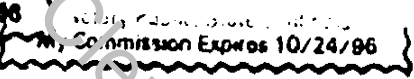
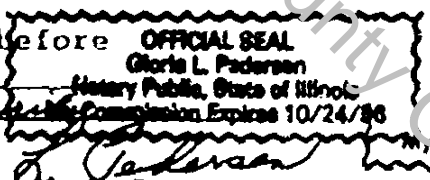
Subscribed and sworn to before me by the said _____ this 4 day of April 1994.
Notary Public [Signature]



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 4-4, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 4 day of April 1994.
Notary Public [Signature]



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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