

# UNOFFICIAL COPY

## DEED IN TRUST (WARRANTY)

COOK COUNTY  
CLERK'S OFFICE  
RECORDS & CLERK  
111 E. WASHINGTON ST.  
CHICAGO, ILL. 60601

Exempt Under Real Estate  
Transfer Tax Act, Sec. 1,  
Par. 1, and Cook County  
Ord. 2-2104, Par. 1.

Grantor: Donald L. Jones  
Grantee: Bank of Chicago

95725302

10/13/95	0069 PM	141.5
	RECORDING	25.00
	5011	0.50
	2577-307 H	
11/13/95	0069 PM	141.5

The above spaces for the recorder's use only

THIS INSTRUMENT WITNESSETH that the Grantor **HENRY TOMAZIER**, a widower and not a minor, of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **100.00** Dollars as **10.00** in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and Warranted unto **Bank of Chicago**, an Illinois banking corporation of 6353 W. 55th Street, Chicago, Illinois, 60648, and duly authorized to accept and execute fully within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the **29th** day of **AUGUST**, **1995**, and known as **Trust Number 95-11-26**, the following described real estate in the County of **Cook** and State of Illinois, to wit:

**LOT 30 AND THE SOUTH 1/2 OF LOT 31 (2) BLOCK 17 IN BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE EAST 1/2 THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Street Address: **3441 S. Mulhagan Ave., Chicago, IL 60638**  
P.L.N. **19-08-117-050**

95725302

**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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to redivide said real estate 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 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 said Trustee, to donate, to dedicate, 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 possession or reversion, by leases to commence in the present or in the future, 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 thereafter, 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 real estate, 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 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 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.

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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, rent or money borrowed or advanced on the trust property, 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 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 trust property 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 Deed 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's conditions and limitations contained herein and in said Trust Agreement (in all amendments in fact, if any, and a 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 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.

This conveyance is made upon the express understanding and condition that the Trustee, neither individually or as Trustee, nor its successor or successors in trust shall be or any personal liability or be subjected to any claim, judgment or decree for anything if or 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 or any amendment 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 entered into by it in the name of the then beneficiaries under said Trust 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 whomsoever, and whosoever shall be charged with notice of the 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 the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple in and to all of the trust property above described.

If the title to any of the trust property 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 or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 29th day of August, 1999.

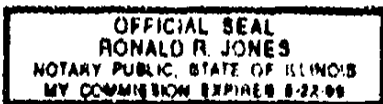
*Henry Tomaszek*  
HENRY TOMASZEK

[SEAL]

[SEAL]  
[SEAL]

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, Ronald R. Jones, a Notary Public in and for said County, in the State aforesaid, do hereby certify that HENRY TOMASZEK, a widower and not since remarried,



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 he signed, sealed and delivered the said instrument as his 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 29th day of Aug 1999.

My Commission Expires

August 22, 1999

*Ronald R. Jones*  
Notary Public

Document Prepared By  
Ronald R. Jones  
6332 1/2 S. Archer Ave.  
Chicago, IL 60638

Address of Property  
5341 S. Mulligan Ave. 95725302  
Chicago, IL 60638

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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 tract 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: 8/25/95

Signature:

[Signature]  
Grantor or Agent

DESCRIBED AND SWORN TO before me

this 24<sup>th</sup> day of August, 1995

[Signature]  
Notary Public



The Grantee or his Agent affirms and verifies that the name of the Grantor as shown on the Deed or Assignment of Beneficial Interest in a land tract 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: 8/24/95

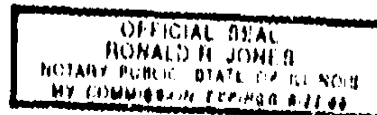
Signature:

[Signature]  
Grantor or Agent

DESCRIBED AND SWORN TO before me

this 24<sup>th</sup> day of August, 1995

[Signature]  
Notary Public



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