

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

95732591

THIS INDENTURE WITNESSETH, That the  
Grantor John W/ Walkosz  
married to Maria Walkosz of  
8607 S. Austin  
Burbank, IL. 60459

DEPT-01 RECORDING \$25.00  
T80012 TRAN 7197 10/26/95 14142100  
#7127 CG \*-95-732591  
COOK COUNTY RECORDER

of the County of Cook  
and State of Illinois  
For and in consideration of TEN  
AND 00/100 DOLLARS (\$10.00) and  
other good and valuable  
considerations in hand paid,  
CONVEY and WARRANT  
unto the CHICAGO TITLE AND  
TRUST COMPANY, a corporation of  
Illinois, whose address is 171 N.  
Clark Street, Chicago, IL 60601-  
3294, as Trustee under the provisions of a trust agreement dated the 13th  
day of July 1995, known as Trust Number 1101744, the following described real estate in the County of  
Cook, and State of Illinois, to-wit:

Reserved for Recorder's Office

7563/13 DB en/

LOT 18 IN BLOCK 1 IN SUBDIVISION OF BLOCKS 3 AND 5 OF O.R.  
KEITH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST  
1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Subject to if any: covenants, conditions, and restrictions  
of record; public and utility easements; existing leases and  
tenancies; special governmental taxes or assessments for  
improvements not yet completed; unconfirmed special  
governmental taxes or assessments, general real estate taxes  
for the year 1994 and subsequent years.

Permanent Tax Number: 20-14-407-008-0000

Note: This is not homestead property

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 is hereby granted to said trustee to improve, manage, protect and subdivide 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 any part  
thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by ~~any~~ ~~and~~ ~~any~~ ~~part~~  
in *praesenti* or *future*, and upon any terms and for any period or periods of time, not exceeding the term of 198 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 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 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

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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.

And the said grantor hereby expressly waives 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 11th day of September 19 95.

*John B. Walkosz* (Seal)  
(Seal) John B. Walkosz

X (Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

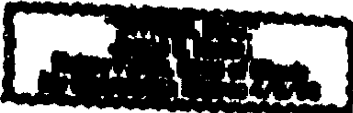
James E. Kostro & Assoc.  
4928 S. Cicero Ave.  
Chicago, Ill. 60638-2116

State of Illinois  
County of Cook } SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that John S. Walkosz, married to Maria Walkosz

8601 S. Austin, Burbank, Ill. 60459  
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 11th day of September, 19 95.



*James E. Kostro*  
NOTARY PUBLIC James E. Kostro

**PROPERTY ADDRESS:**

6133 S. Woodlawn Chicago, Ill. 60637

**AFTER RECORDING, PLEASE MAIL TO:**

CHICAGO TITLE AND TRUST COMPANY  
171 N. CLARK STREET MLOBLT OR BOX NO. 333 (COOK COUNTY ONLY)  
CHICAGO, IL 60601-3294

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Cook County  
TRANSACTION TAX

REAL ESTATE  
REVENUE  
STAMP  
OCT 28 '96  
PH. 11427



30.00

COOK  
CO. CLERK  
056314



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

OCT 28 '96  
DEPT OF REVENUE  
60.00

★  
★  
★

3112

REPT. 11

450

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Property of Cook County Clerk's Office

2025