



**WARRANTY DEED
IN TRUST**

UNOFFICIAL COPY

95799067

THIS INSTRUMENT WITNESSETH, That the
Grantor Terona Julinski

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 2nd
19 95, known as Trust Number 1101283, the following described real estate in the County of
COOK and State of Illinois, to-wit:

F		A
P		P
I		V
I		R

DEPT-01 RECORDING \$25.00
10555 TRAN 1700 11/17/95 13:26100
05371 + MH # - 95 - 799067
COOK COUNTY RECORDER

Reserved for Recorder's Office

Lot one hundred seventy four (174) in First Addition to Fullerton
Central Manor, being a subdivision of the East Half of the Southeast
quarter of Section twenty nine (29), Township forty (40) North,
Range thirteen (13), East of the Third Principal Meridian, according
to the plat recorded August 20, 1929 as Document 10468352, in COOK
COUNTY, ILLINOIS.

Permanent Tax Number: 13-29-423-017

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 redivide 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, power 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 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 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, in 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 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

95799067

UNOFFICIAL COPY

delivery thereof the trust created by the 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 waive 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 he.H. hereunto set her hand and seal this 10th day of November 19 95.

Teresa Jolinaki (Seal)
Teresa Jolinaki

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

Les S. Kuczynski
6100 N. Cicero Ave.
Chicago, Illinois 60646

State of Illinois
County of Cook

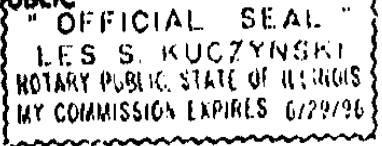
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that

Teresa Jolinaki

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 10th day of NOVEMBER, 19 95.

Les S. Kuczynski
NOTARY PUBLIC



PROPERTY ADDRESS:

2511 N. Major
Chicago, Illinois

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE AND TRUST COMPANY
171 N. CLARK STREET MLOBLT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3284

95799067

UNOFFICIAL COPY

EXEMPT TRANSACTION CERTIFICATION

CERTIFICATION OF GRANTOR

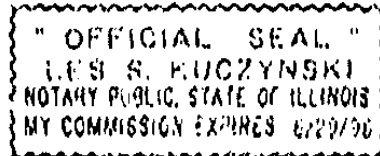
To the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized 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.

Terese Jelicinski
Grantor

Grantor

Subscribed and sworn to before me this
10th day of November, 1995

Len S. Kuczynski
Notary Public



CERTIFICATION OF GRANTEE

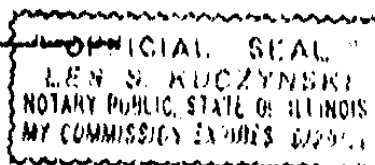
The name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

Terese Jelicinski
Grantee

Grantee

Subscribed and sworn to before me this
10th day of November, 1995

Len S. Kuczynski
Notary Public



95799067

UNOFFICIAL COPY

Property of Cook County Clerk's Office