

DEED CLAIM DEEDS TRUST

1220A 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

DEPT-01 RECORDING \$25.50
T40012 TRAN 1445 01/09/95 09:30:00
4403 SK *-95-014243
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the Grantor Ruth A. Fudacz, a widow

of the County of Cook and State of Illinois for and in consideration of Ten & no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and quit claims unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of November 19 94, known as Trust Number 25940, the following

described real estate in the County of Cook and State of Illinois, to-wit:
UNIT C IN SUNNY CREEK CONDOMINIUMS AS SET FORTH ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY TO WIT: LOTS 2 AND 3 OF SUNNY CREEK CONDOMINIUMS, BEING A RESUBDIVISION OF LOTS 12, 13 AND 14 IN GEORGIOUS SUBDIVISION OF THE EAST 15 ACRES OF THAT PART OF THE SOUTHEAST QUARTER LYING NORTH OF THE CALUMET SAG FEEDER OF THE ILLINOIS AND MICHIGAN CANAL (EXCEPTING THEREFROM THE 90 FOOT RESERVE STRIP ON THE NORTHERLY SIDE OF SAID FEEDER) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE NORTH 426.77 FEET THEREOF) EXCEPT THAT PART TAKEN FOR WIDENING OF ROBERTS ROAD AS DESCRIBED IN JUDGEMENT ORDER REGISTERED AS DOCUMENT NO. LR 30-20-004 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO A DECLARATION OF CONDOMINIUM MADE BY CHICAGO CITY BANK AND TRUST COMPANY TRUST #11315 RECORDED APRIL 13, 1994 AS DOCUMENT 94-329595 AND AMENDED BY DOCUMENT NUMBER 94-929242 RECORDED NOVEMBER 1, 1994 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION ALL IN COOK COUNTY, ILLINOIS.

PIN 23-14-408-018-0000 Vol 151

23-14-408-017-0000 Vol 151 West North Avenue, Chicago, Illinois 60630

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 said property, or any part thereof, to lease said property, 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, not exceeding in the case of any single lease 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 incident appurtenant to said premises or any part thereof, and to deal with said property in 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 which 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 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 terms, conditions and limitations contained in this indenture and in said trust agreement, (c) in some amendment thereof and binding upon all beneficiaries thereunder, (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (e) 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.

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 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 has hereunto set her hand and seal this 17th day of November 19 94

Ruth A. Fudacz (Seal) Ruth A. Fudacz (Seal)
Ruth A. Fudacz (Seal) Ruth A. Fudacz (Seal)

State of Illinois, County of DuPage, I, Robert J. Galgan, Jr., a Notary Public in and for said County, in the state aforesaid, do hereby certify that Ruth A. Fudacz, a widow is

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 a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
Robert J. Galgan, Jr.
Notary Public, State of Illinois
My Commission Expires 2-4-95

Given under my hand and notarial seal this 17th day of November 19 94.
Notary Public

THIS SPACE FOR AFFIXING TAX AND REVENUE STAMPS
Exempt under provisions of Paragraph 11, Section 4
Real Estate Transfer Tax
11-17-1994
Buyer, Seller or Representative
Date

Document Number

Pioneer Bank & Trust Company
Box 22

10830 S. Kathleen Ct. #C
Palos Hills, IL 60465

For information only insert street address in above described property.

25/98

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Robert J. Galgan Sr,
340 W. Butterfield Rd #111
Elmhurst IL 60126

MILE TO
Robert J. GALGAN, SR.
340 W. Butterfield Rd.
Elmhurst, IL 60126
FLA

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 12-30, 1994 Signature: Robert J. Galgan, Jr.
Grantor or Agent

Subscribed and sworn to before me by the said Robert J. Galgan, Jr. this 30th day of December, 1994.
Notary Public Janet DeFilippis

OFFICIAL SEAL
JANET DeFILIPPIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-29-97

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 12-30, 1994 Signature: Robert J. Galgan, Jr.
Grantee or Agent

Subscribed and sworn to before me by the said Robert J. Galgan, Jr. this 30th day of December, 1994.
Notary Public Janet DeFilippis

OFFICIAL SEAL
JANET DeFILIPPIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-29-97

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.)

95014243

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