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95097500

COLL TAYLOR BANK

WARRANTY DEED IN TRUST

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act

12/9/94

[Signature]
Deputy Clerk of Recorder

THIS INDENTURE WITNESSETH, that the grantors, **JOSEPH M. BRUKNIS and DOROTHY L. BRUKNIS, his wife**, of the County of **COOK** and State of **ILLINOIS**, for and in consideration of the sum of **TEN Dollars (\$ 10.00)** in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto **COLL TAYLOR BANK**, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the **1st** day of **November**, 19**94**, and known as Trust Number **94-2082** the following described real estate in the County of **COOK** and State of Illinois, to wit:

THE SOUTH 17 FEET OF LOT 1 AND LOT 2 (EXCEPT THE SOUTH 8.5 FEET THEREOF) IN BLOCK 25 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

GRANTOR'S ADDRESS: **8504 S. KOSTNER 60652**
 PIN: **19-34-712-045**
 SUBJECT TO: **95097500**

TO HAVE AND TO HOLD the said real estate with the appurtenances to the trusts and for the uses and purposes hereof and in said Trust Agreement set forth Full power and authority is hereby granted to said Trustee to execute, manage, protect and administer said real estate or any part thereof, to dedicate parts thereof to purchase by public sale, to convey, either with or without consideration, to receive said real estate or any part thereof as directed to said Trustee, to grant, to lease and to grant in such successive or successive trusts as of the title, estate, power and authorities vested in said Trustee, to mortgage, to dedicate, to mortgage, to 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 present or in 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 consent to make leases and to grant options to lease, and to consent to make leases and options to lease the whole or any part of the reversion and to control, to regulate the manner of leasing the whole or any part thereof, in particular to exchange said real estate or any part thereof for other real or personal property, to grant easements of charges of any kind, to release, convey or assign any right, title or interest in or about or 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 acting the same to deal with the same, whether coming to or derived from the ways above specified at any time or times hereafter.

In any case that any party dealing with said Trustee or any successor in trust in relation to said real estate or to any part thereof shall be conveyed or contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, or to be mortgaged, leased or sold, or to be mortgaged or advanced to said real estate, or be obliged to see that the terms of this deed are complied with, or be obliged to mortgage into the authority in any case, or to purchase or to be bound or obligated or privileged to purchase into, or in 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 real estate shall be conclusive evidence in favor of every person dealing with the Registrar of Titles of said County, in respect of any such deed, mortgage, lease or other instrument, (a) that the title of delivery thereof through the Registrar by this Indenture and by said Trust Agreement was of 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 all amendments thereto, if any, and binding upon all beneficiaries thereof, (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 (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 the first or their predecessors in trust.

The interest of said grantors and every beneficiary hereunder and under said Trust Agreement and to all persons claiming under them, if any of them shall be only in the earnings, rents and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and every 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, rents and proceeds thereof as aforesaid.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register said real estate or any part of it or duplicate thereof in any manner, by 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 grantors hereby warrant, defend and release, any and all right or benefit under and by virtue of this deed and all statutes of the State of Illinois, providing for the exemption of home-steads from sale on execution of otherwise.

In Witness Whereof, the grantor **Joseph M. Bruknis** and **Dorothy L. Bruknis** do hereby seal their hands and seal this **8th** day of **December**, 19**94**.

JOSEPH M. BRUKNIS (SEAL) **DOROTHY L. BRUKNIS** (SEAL)

State of **Illinois** ss **GERALD A. VENKUS**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JOSEPH M. BRUKNIS and DOROTHY L. BRUKNIS, his wife**,

OFFICIAL SEAL
GERALD A. VENKUS
 NOTARY PUBLIC STATE OF ILLINOIS
 MY COMMISSION EXPIRES **11/19/95**

personally known to me to be the same person **DOROTHY L. BRUKNIS** whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they are the grantors of the above 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 official seal this **8th** day of **December**, 19**94**.

[Signature]
 Notary Public

RECORDING OFFICE
 856 S. WASHINGTON ST.
 CHICAGO, ILL. 60607
 312-467-5600
 312-467-5601
 312-467-5602
 312-467-5603
 312-467-5604
 312-467-5605
 312-467-5606
 312-467-5607
 312-467-5608
 312-467-5609
 312-467-5610

MAIL TO:

Gerald A. Venkus
 Attorney-at-Law
 6965 West 11th St.
 Worth, IL 60482-1824

Address of Property:
8504 S. Kostner
Chicago, IL.
 For information only
 This instrument was prepared by
Gerald A. Venkus, Attorney at Law
6965 W. 11th St.
WORTH, IL. 60482

25.50

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TRUSTEE-GRANTEE CERTIFICATION

STATEMENT BY GRANTOR:

To the best of his knowledge, the name of the grantee shown on the deed of assignment of beneficial interest in a land trust, to which this Certification is attached, 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.

Subscribed and sworn to before me by the said RESERVED this 8 day of DECEMBER 1994

Joseph M. Bunkus
Joseph M. Bunkus
 12/8/94

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 GERALD A. VENKUS
 Notary Public, State of Illinois
 STATEMENT BY GRANTEE ON EXP. 11/29/95

The name of the grantee shown on the deed of assignment of beneficial interest in a land trust, to which this Certification is attached, 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.

Subscribed and sworn to before me by the said Grantor this 12 day of Dec 1994

Lucille C. Hart
 Notary

COLE TAYLOR BANK, not personally but solely as Trustee, under the trust agreement aforesaid,

By: Constance E. Brazil
 1st TRUSTEE
 Dated: Dec 13, 1994

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 LUCILLE CHART
 NOTARY PUBLIC STATE OF ILLINOIS
 MY COMMISSION EXP. JULY 19, 1996

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