

95213009

UNOFFICIAL COPY



TRUSTEE'S DEED IN TRUST

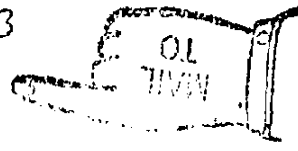
JENSEN TITLE  
MAYWOOD OFFICE

REC'DIN \* 25.00  
MAILINGS \* 1.00  
95213009 # 25.00  
SUBTOTAL 25.00  
CHECKS 25.00  
2 PURC CTR 12:49  
0003 HCH  
03/27/95

This indenture made this 6th day of March, 1995 between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 24th day of March of 1975, and known as Trust Number 1065893, party of the first part, and,

BANK OF LYONS, as Trustee under Trust #591 dated January 2, 1963 whose address is: Bank of Lyons 8601 West Ogden - P.O. Box #63 Lyons, Illinois 60534-0063

Reserved for Recorder's Office



party of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 37 in Block 2 in Horace R. Hughes' Subdivision of the East half of the North East quarter of the North East quarter of Section 34, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 16-34-203-035-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 each 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 praesenti or futuro, 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, 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.

95213009

# UNOFFICIAL COPY

95213009

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 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 to execute 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, duties and obligations of its, his, her 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



CHICAGO TITLE AND TRUST COMPANY,  
as Trustee as Aforesaid

By: Sheila Dawson  
Assistant Vice President

Attest: Jessica Decker  
Assistant Secretary

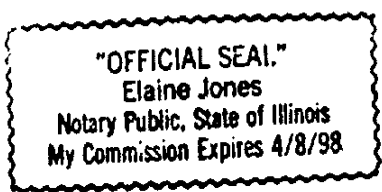
State of Illinois }  
County of Cook } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this MAR - 7 1995

Elaine Jones  
NOTARY PUBLIC

PROPERTY ADDRESS:  
3136 S. Komensky  
Chicago, Illinois



After recording please mail to:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State \_\_\_\_\_

This instrument was prepared by:  
Melanie M. Hinds  
Chicago Title and Trust Company  
171 N. Clark Street MLO9LT  
Chicago, IL 60601-3294

95213009

95213009

# 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, 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 March 17, 1995

Signature *Deborah A. Piotrowski*  
Grantor or Agent

Subscribed and sworn to before  
me by the said Agent  
this 17th day of March,  
1995.



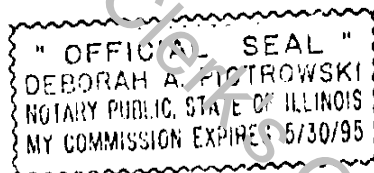
*Deborah A. Piotrowski*

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, a partnership, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity so recognized and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 17, 1995

Signature *Deborah A. Piotrowski*  
Grantee or Agent

Subscribed and sworn to before  
me by the said Grantee  
this 17th day of March,  
1995.



*Deborah A. Piotrowski*

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 provisions of Section 4 of the Illinois Real Estate Transfer Act.

95213009

UNOFFICIAL COPY

6/10/2013 10:00:00 AM

Property of Cook County Clerk's Office

6/10/2013 10:00:00 AM

# UNOFFICIAL COPY

COOK COUNTY



REVENUE STAMPS

## REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance, or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Bank of Lyons as Trustee under Trust No. 591, dated 1/2/63

Date **MAR 27 1995**  
 Doc. No. **95213009**

For Recorder's Use Only

### PROPERTY IDENTIFICATION

Address of Property 3136 S. Komensky Chicago  
 Street or Rural Route City Zip Code

Permanent Real Estate Index No. \_\_\_\_\_ Township \_\_\_\_\_

Date of Deed March 6, 1995 Type of Deed Trustee's Deed in Trust

### TYPE OF PROPERTY:

- Single Family
- Condo, co-op
- 4 or more units (residential)
- Mixed use (commer. & resid.)
- Commercial
- Industrial
- Vacant Land
- Other (attach description)

### INTEREST TRANSFERRED:

- Fee title
- Beneficial Interest in a land trust
- Lessee interest in a ground lease
- Controlling interest in real estate entity (ord. Sec. 2C)
- Other (attach description)

### LEGAL DESCRIPTION:

Sec. 34 Twp. 39N Range 13  
 (Use additional sheet, if necessary)

Lot 37 in Block 2 in Horace R. Hughes' Subdivision of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

### COMPUTATION OF TAX:

Full actual consideration \$ 0.00  
 Less amount of personal property included in purchase \$ \_\_\_\_\_  
 Net consideration for real estate \$ \_\_\_\_\_  
 Less amount of mortgages to which property remains subject \$ \_\_\_\_\_  
 Net taxable consideration \$ \_\_\_\_\_  
 Amount of tax stamps (\$ .25 per \$500 or part thereof) \$ 0.00

### ATTESTATION OF PARTIES: We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Bank of Lyons 8601 W. Ogden Ave. Lyons 60534  
 Name and Address of Seller (Please Print) Street or Rural Route City Zip Code

Signature: [Signature]  
 Seller or Agent

Bank of Lyons 8601 W. Ogden Ave. Lyons 60534  
 Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code

Signature: [Signature]  
 Buyer or Agent

Use space below for tax mailing address, if different from above.

Do not change mailing address  
 Name Street or Rural Route City Zip Code

**95213009**

# UNOFFICIAL COPY

95213009

## EXEMPT TRANSFERS

Subject to the requirement contained in subsection 7(c) of this ordinance, the following transfers are exempt from the tax imposed by this ordinance:

A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;

B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law;

C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations;

D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;

E. Transfers in which the transfer price is less than \$100.00;

F. Transfers in which the deed is a tax deed;

G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;

H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;

I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;

J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;

K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146(c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and

M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

95213009

10/11/2009