

# UNOFFICIAL COPY

This Instrument Prepared By and  
Upon Recordation Return To:

Karen K. MacKay  
Burke, Warren & MacKay, P.C.  
225 West Washington Street  
24th Floor  
Chicago, Illinois 60606-3418

95288817

## DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, FRANCES M. WIETRZYKOWSKI a/k/a FRANCES M. WIET, married to MITCHELL J. WIETRZYKOWSKI a/k/a MITCHELL J. WIET, of 6359 North LeMai, Chicago, Illinois, for and in consideration of the sum of TWN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Warrant unto FRANCES M. WIET, of 6359 North LeMai, Chicago, Illinois, not individually, but as trustee under the provisions of a declaration of trust known as the Frances M. Wiet 1995 Trust, dated January 3, 1995, and unto all and every successor in trust or assign, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

The North 45 feet of Lot 30 in Block 4 of Becker's Edgebrook Forest Preserve Addition, a Subdivision of Lots 18, 19, 24 and 25 in Bronsons part of Calwell Reserve in Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6359 North LeMai, Chicago, Illinois

PTN: 13-04-201-038

TO HAVE AND HOLD said premises with the appurtenances, unto said Trustee her successors and or assigns, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said declaration of trust, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said

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real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 to the extent and as provided in the trust agreement, 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.

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And said GRANTORS 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 GRANTORS aforesaid, FRANCES M. WIETRZYKOWSKI a/k/a FRANCES M. WIET, and MITCHELL J. WIETRZYKOWSKI a/k/a MITCHELL J. WIET, have executed this Warranty Deed in Trust on this 28<sup>th</sup> day of April, 1995.

Frances M. Wietrzykowski  
FRANCES M. WIETRZYKOWSKI a/k/a  
FRANCES M. WIET

This Deed is executed by the undersigned solely for the purposes of releasing any and all homestead rights.

Mitchell J. Wietrzykowski  
MITCHELL J. WIETRZYKOWSKI a/k/a  
MITCHELL J. WIET

STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF C O O K    )

I, Dora A. Tyszka, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frances M. Wietrzykowski a/k/a Frances M. Wiet, married to Mitchell J. Wietrzykowski a/k/a Mitchell J. Wiet, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 official seal this 28<sup>th</sup> day of April, 1995.

Dora A. Tyszka  
Notary Public

My Commission Expires:

OFFICIAL SEAL  
DORA A. TYSZKA  
Notary Public, State of Illinois  
My Commission Expires 10/26/96

Mail Future Tax Bills To:

Frances M. Wiet, Trustee  
6359 N. LeMai  
Chicago, IL 60646

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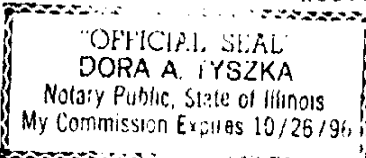
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STATEMENT BY GRANTOR AND GRANTEE

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 April 28, 1995 Signature: Frances M. Wietrzykowski  
Grantor or Agent Frances M. Wietrzykowski

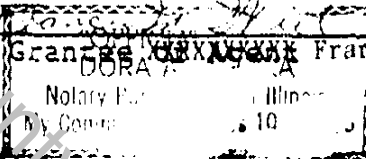
Subscribed and sworn to before me by the said Frances M. Wietrzykowski this 28 day of April, 1995.  
Notary Public [Signature]



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 April 28, 1995 Signature: Frances M. Wietrzykowski  
Grantee Frances M. Wietrzykowski Trustee

Subscribed and sworn to before me by the said Frances M. Wietrzykowski this 28 day of April, 1995.  
Notary Public [Signature]



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.

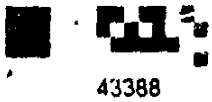
(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## CHANGE OF INFORMATION FORM

### INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate if you don't have enough room for the full name. Property index numbers MUST be included on every form.

### PIN:

1 3 - 0 4 - 2 0 1 - 0 3 8 - 0 0 0 0

### NAME

F R A N C E S J W I E T T R U S T E E

### MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

6 3 5 9 N O R T H L E M A I

### CITY

C H I C A G O

STATE:

I L

ZIP:

6 0 6 4 6 -

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

6 3 5 9 N O R T H L E M A I

### CITY

C H I C A G O

STATE:

I L

ZIP:

6 0 6 4 6 -

MAY 02 1995  
COOK COUNTY TREASURER

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