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WARRANTY DEED IN TRUST

95391109

- DEPT-01 RECORDING \$25.50
- 105556 TRAN 1706 06/16/95 11:16:00
- \$2384 & DC: * - 95 - 391109
- COOK COUNTY RECORDER

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 4, REAL ESTATE TRANSFER TAX ACT

6-13-95 J. Kijanka
DATE REPRESENTATIVE

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Nancy J. Kijanka
an unmarried woman, never married of the county of Du Page
 and State of Illinois, for consideration of the sum of ten dollars (\$ 10.00), in hand paid, and of other
 good and valuable consideration, receipt of which is hereby duly acknowledged, Convey u and Warranty u unto First
 National Bank of Wheaton, a National Banking Association duly organized and existing under the National Banking Laws,
 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 20 day of March, 19 95, and known as Trust Number 1012, the following
 described real estate in the County of Cook and State of Illinois, to wit:

*Lot 4 in resubdivision of block 2 in Hamblton Weston and Davis subdivision of the
 south 1/2 of the southeast 1/4 of the southeast 1/4 of section 20, township 40 north,
 range 14, east of the third principal meridian in Cook County, Illinois.*

Street Address: 3240 N. Clark Street, Chicago, IL 60657
 Grantee's Address: 618 Diana Court, Bensenville, IL 60106
 PIN: 14-20-426-031

TO HAVE AND TO HOLD the said real estate 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 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 real estate 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 title, estate, powers and authorities vested in said Trustee, to donate, dedicate, mortgage, 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term or 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 real estate,

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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 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 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, or any successor in trust, 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 said Trustee, or any successor in trust, be obliged to see 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 this trust have been complied with, or be obliged to inquire into the authority, 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 or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 the 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 under said Trust Agreement 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 any 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 real estate 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, of 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 waives and releases 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 20th day of March, 19 95.

Nancy J. Kilanka (SEAL) _____ (SEAL)
Nancy J. Kilanka _____ (SEAL) _____ (SEAL)

State of Illinois

County of Cook

I, T.J. Anagnost a Notary Public in and for said county, in the state aforesaid, do hereby certify that Nancy J. Kilanka an unmarried woman, never married

personally known to me to be the same person is whose name she 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 20th day of March, 19 95.

Notary Public

Mail to:

Anagnost & Anagnost
1411 W. Peterson Suite 202
Park Ridge, IL 60068

This document was prepared by:

Theodore J. Anagnost
1411 W. Peterson
Park Ridge, IL 60068



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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.

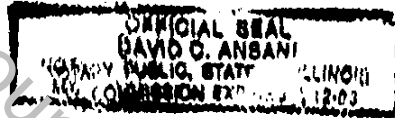
Dated 6-16-95

Signature *David J. Anani*
Grantor or Agent

SUBSCRIBED & SWORN to
before me by the said

Theodore J. Anani
this 16 day of
June, 1995.

[Signature]
Notary Public



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.

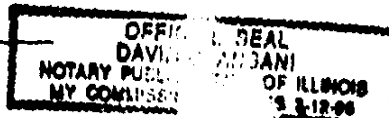
Dated 6-16-95

Signature *Theodore J. Anani*
Grantee or Agent

SUBSCRIBED & SWORN to
before me by the said

Theodore J. Anani
this 16 day of
June, 1995.

[Signature]
Notary Public



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