

UNOFFICIAL COPY

DEED IN TRUST

96434976

MAIL RECORDED DEED TO:

COOK COUNTY
RECORDER'S OFFICE
BOX No. 206

or
Bridgeview Bank & Trust Co.
7940 South Harlem Avenue
Bridgeview, Illinois 60455

TAX BILLS TO:

Larry Kwiatkowski
8912 South 25th Avenue
Hickory Hills, IL 60457



DEPT-01 RECORDING \$27.50
147777 TRAN 3986 06/07/96 10:11:00
49957 JL *76-434776
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

THIS INDENTURE, WITNESSETH that the Grantor HICKORYVIEW CONSTRUCTION INC.,
an Illinois Corporation

of the County of Cook and State of Illinois

for and in consideration of
Dollars, and other good and

valuable considerations in hand paid, Convey^s and Warrant^s unto BRIDGEVIEW BANK AND TRUST COMPANY,
an Illinois Corporation, 7940 South Harlem Avenue, Bridgeview, Illinois 60455, as Trustee under the provisions of a Trust
Agreement dated the 29th day of February 1996, known as Trust Number 1-2431
the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 2C AND 2D IN FALCON RIDGE TOWNHOMES, A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 37
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

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Permanent Real Estate Index Number(s): 23-01-400-009-0000 Affects property in question
Address(es) of Real Estate: Approximately 9100 South Falcon Ridge Drive and other
Bridgeview, Illinois 60455 property

THE TERMS AND CONDITIONS APPEARING ON PAGES 2 AND 3 OF THIS INSTRUMENT ARE MADE A
PART HEREOF.

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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 any 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) the 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank and Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Bridgeview Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided

This instrument was prepared by:

Dalton & Dalton, P.C.

6930 West 79th Street

Burbank, IL 60459



COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH

2 SECTION 4, REAL ESTATE

TRANSFER ACT

DATE: JUN 17 1988

Buyer, Seller or Representative

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DEED IN TRUST

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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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has (have) hereunto sets _____ hand(s) and seal(s)
this _____ day of _____ 19 96 .

Larry Kwiatkowski (Seal)
Larry Kwiatkowski, President

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ILLINOIS
COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Larry Kwiatkowski

personally known to me to be the same persons whose names _____ is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the state and purposes therein set forth, including the release and the waiver of the right of homestead.

Given under my hand and notarial seal this 6th day of June 19 96



Sharon Daly
Notary Public

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 the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to 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 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 real estate, 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.

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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 June 6th, 19 96 Signature: Tracy S Dalton
Grantor or Agent

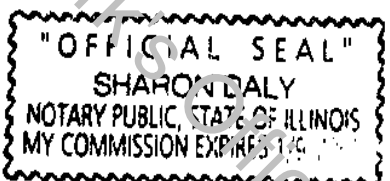
Subscribed and sworn to before me by the said _____
this 6th day of June,
19 96.
Notary Public Sharon Daly



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 _____, 19 _____ Signature: Tracy S Dalton
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 6th day of June,
19 96.
Notary Public Sharon Daly



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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