

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

MAIL TO: *Acid*  
*200 7016 MTC*  
ANGELO J. LEVENTIS  
ATTORNEY AT LAW  
1410 WEST HIGGINS ROAD, #204  
PARK RIDGE, ILLINOIS 60068

96498837

NAME/ADDRESS OF TAXPAYER:

K. NICHOLAS KOPLEY  
3647 N. KEELER  
CHICAGO, IL 60641



DEPT-01 RECORDING \$23.50  
T40011 TRAN 2254 06/27/96 15:51:00  
#1076 # RV \*-96-498837  
COOK COUNTY RECORDER  
RECORDER'S STAMP

THE GRANTOR, **STEPHEN M. DAWIDIUK**, married to **KATHY DAWIDIUK**, of the County of Cook and State of Illinois, for and in consideration of Ten and 00/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto **CHICAGO TRUST COMPANY, AS TRUSTEE, UNDER A TRUST AGREEMENT DATED MAY 31, 1996, AND KNOWN AS TRUST NUMBER 1102717**, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 5 and 6 in Block 12 in S. E. Gross Unter Den Linden Addition to Chicago being a subdivision of that part lying Southwest of center line of Elston Road South 18.787 chains of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian (Except road and except 1 acre in the Southeast corner of said tract) in Cook County, Illinois. *B3 1/2*

Permanent Real Estate Index Number: 13-24-323-008-0000  
Address of Real Estate: 3234-36 North Elston/3125-19 North Francisco, Chicago, Illinois

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**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1995 and subsequent years.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys, 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 premise 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 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 present or in 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 98 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

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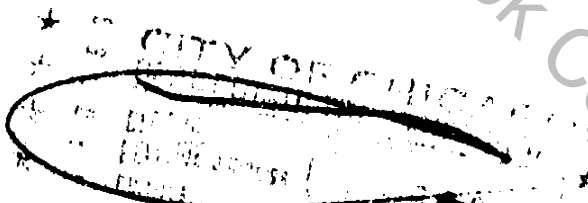
property and every part thereof in any other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above spaced, at any time or times hereafter.

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 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.

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.

This is not the Homestead Property of the Grantor.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 26th day of June, 1996.



*[Signature]*  
STEPHEN M. DAWIDIUK (SEAL)

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State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that **STEPHEN M. DAWIDIUK**, married to **KATHY DAWIDIUK**, personally known to me to be the same person whose name 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 uses and purposes therein set forth.

Given under my hand and of official seal, this 26th day of June, 1996

*[Signature]*

"OFFICIAL NOTARY PUBLIC  
MARSHALL J. MOLTZ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/29/97

My Commission expires: 7/29, 19 97

This instrument was prepared by: **MARSHALL J. MOLTZ, ATTORNEY AT LAW**  
77 WEST WASHINGTON STREET, SUITE 1620  
CHICAGO, ILLINOIS 60602

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUN 27 '96  
407.50

STATE OF ILLINOIS  
DEPT. OF REVENUE  
815 CO