

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

JOSEPH J. PO CZATEK and
FELICIA PO CZATEK, his wife,

of 6979 N. Tonty Avenue,

Handwritten notes and signatures in the recorder's use space, including a large 'A' and initials 'J.B.P.' and '(K)'. A checkmark is visible at the top right of this section.

96745540

DEPT-61 RECORDING 925.50
145555 TRAN 2877 10/01/96 13:54:00
9752 S J J 4-96-745540
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 (\$10.00) --- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Joseph J. Poczatek as Trustee, under the terms and provisions of a certain Trust Agreement dated the 7th day of August, 1996, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 10-32-209-011

Address(es) of Real Estate: 6979 N. Tonty Avenue, Chicago, IL, 60646

TO HAVE AND TO HOLD said real estate and appurtenances hereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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Handwritten initials 'J.B.P.' and a checkmark at the bottom right corner.

UNOFFICIAL COPY

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor^s hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

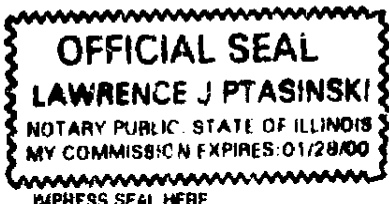
DATED this 20TH day of September 1996

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Joseph J. Poczatek (SEAL) Felicia Poczatek (SEAL)
JOSEPH J. PO CZATEK FELICIA PO CZATEK

____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH J. PO CZATEK and FELICIA PO CZATEK, his wife, 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 the 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 20TH day of September 1996

Commission expires JAN 28 1997 Lawrence J. Ptasinski NOTARY PUBLIC

This instrument was prepared by Lawrence J. Ptasinski, Esquire, Suite 800, Golf Mill Prof. Bldg Niles, IL, 60714 (NAME AND ADDRESS)

Legal Description

THE WESTERLY 15 FEET OF LOT 84 AND ALL OF LOT 85 IN ELMORE'S WILLOW, BEING A SUBDIVISION OF THAT PART OF THE NORTHERLY 80 ACRES OF THE NORTH EASTERLY HALF OF CALDWELL'S RESERVE, BEING A TRACT OF LAND IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILWAY COMPANY AS SHOWN ON PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 8486322, ALL IN COOK COUNTY, ILLINOIS

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

9/20/96 Dated Lawrence J. Ptasinski Attorney for CADMIAS

SEND SUBSEQUENT TAX BILLS TO

MAIL TO:	}	<u>Lawrence J. Ptasinski, Esquire</u>	<u>Mr. Joseph J. Poczatek</u>
		<u>Suite 800</u> (Name)	<u>(Name)</u>
		<u>Golf Mill Prof. Bldg.</u> (Address)	<u>6979 N. Tonty Avenue</u> (Address)
		<u>Niles, IL 60714</u> (City, State and Zip)	<u>Chicago, IL 60646</u> (City, State and Zip)

RECORDER'S OFFICE BOX NO _____

UNOFFICIAL COPY

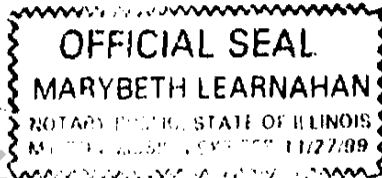
STATEMENT BY GRANTOR AND GRANTEE

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, 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 Sept. 7, 1994 Signature: [Signature]
Grantor or agent

Subscribed and sworn to before me this 20th day of Sept., 1994

Marybeth Learnahan
Notary Public

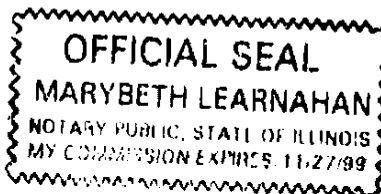


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Sept. 10, 1994 Signature: [Signature]
Grantee or agent

Subscribed and sworn to before me this 10th day of September, 1994

Marybeth Learnahan
Notary Public



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