

UNOFFICIAL COPY

WARRANTY DEED

IN TRUST

THIS INSTRUMENT WAS
PREPARED BY

GREGORY R. SKUBISZ & ASSOCIATES

Attorneys At Law
1400 Torrence, Suite 201
Calumet City, IL 60409
(708) 891 - 1900

11/13/96

11/13/96

0003 MCH 10:01
RECORD # 27.00
POSTAGE # 0.50
96858712 #
0003 MCH 10:01

THIS INDENTURE, Witnesseth, That the Grantor(s)

JOHN MUCHA and HELEN MUCHA, his wife,
339 - 157th Street, Calumet City,

of the County of Cook and State of Illinois for and in
consideration of TEN AND 00/100 (\$10.00)

Dollars, and other good and valuable considerations in hand paid, Convey(s)
and Warrant(s) unto SOUTH CHICAGO BANK, a corporation of Illinois, as trustee
under the provisions of a trust agreement dated the 29th day of July
19 96, and known as Trust Number 11-2945 the following
described real estate on the County of Cook and State of Illinois,
to wit:

Lot Three (3) in Block Three (3) in the First Addition to
West Park Manor, a Subdivision in Fractional Section 17,
Township 36 North, Range 15 East of the Third Principal
Meridian, in Cook County, Illinois.

PROPERTY ADDRESS: 339 - 157th Street, Calumet City, IL 60409
PERMANENT TAX NO. 30-17-126-003-0000

Exempt under the Real Estate Transfer Tax Act of the State of Illinois
under Illinois Rev. Stat. 35 ILCS 200/31-45(c).

Dated: 10-10-96

Signed: _____

REAL ESTATE TRANSFER TAX

Calumet City - City of Homes \$ 11.00

TO HAVE AND TO HOLD the said premises with the tenements and
appurtenances thereunto belonging 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 premises or any part thereof, to dedicate
parks, streets, highways or alleys and to vacate any subdivision or part

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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 premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all 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 praesenti or in futuro, and upon any terms and for any period or periods or 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 anytime 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 the easement appurtenant to said premises 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 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 to 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 on 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 some amendment thereof and binding upon all beneficiaries thereunder, and (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 dispositions 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

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In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 10th day of October 1996

John Mucha Seal
JOHN MUCHA Seal

Helen Mucha Seal
HELEN MUCHA Seal

96553723

STATE OF ILLINOIS]
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, do HEREBY CERTIFY THAT JOHN MUCHA and HELEN MUCHA, his wife, who is personally known to me to be that same person(s) whose name(s) are subscribed to the forgoing 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 waiver of the right of homestead.

Given under my hand and Notarial Seal this 10th day of October, A.D., 1996

Karen R. Jocha
Notary Public

My Commission expires on 1-25-2000

"OFFICIAL SEAL"
KAREN R JOCHA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/25/2000

SOUTH CHICAGO BANK
1400 TORRENCE AVENUE
CALUMET CITY, IL 60409

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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 October 10, 1996

Signature: _____

Gregory R. Skubisz
Grantor or Agent

Subscribed and sworn to before me by the said GREGORY R. SKUBISZ this 10th day of October, 1996.

Notary Public _____

Karen R. Jocha

"OFFICIAL SEAL"
KAREN R. JOCHA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/25/2000

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 October 10, 1996

Signature: _____

Gregory R. Skubisz
Grantee or Agent

Subscribed and sworn to before me by the said GREGORY R. SKUBISZ this 10th day of October, 1996.

Notary Public _____

Karen R. Jocha

"OFFICIAL SEAL"
KAREN R. JOCHA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/25/2000

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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