

# UNOFFICIAL COPY

WARRANTY DEED

IN TRUST

96558715

THIS INSTRUMENT WAS PREPARED BY

GREGORY R. SKUBISZ & ASSOC.  
Attorneys At Law  
1400 Torrence Ave., Suite 201  
Calumet City, IL 60409  
(708) 891 - 1900

11/12/96

11/12/96

0003 MCH 10:00  
RECORDIN # 27.68  
POSTAGES # 0.50  
96058715 #  
0003 MCH 10:00

THIS INDENTURE, Witnesseth, That the Grantor(s)

WALTER KEMPINSKI, a widower and not since remarried, and  
MARIAN L. DES ROSIERS, divorced and not since remarried,  
23 - 156th 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 23rd day of July  
19 96, and known as Trust Number 11-2944 the following  
described real estate on the County of Cook and State of Illinois,  
to wit:

Lots Forty (40) and Forty-One (41), in Block Twenty-Five (25), in West Hammond, being a  
Subdivision of the North One Thousand Eight Hundred Ninety-Six (1896) feet of Fractional  
Section Seventeen (17), Township Thirty-Six (36) North, Range Fifteen (15), East of the  
Third Principal Meridian, in Cook County, Illinois.

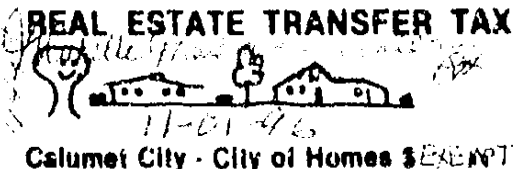
PERMANENT REAL ESTATE INDEX NUMBER: 30-17-209-010-0000  
30-17-209-011-0000

ADDRESS OF REAL ESTATE: 23 - 156th Street, Calumet City, Illinois 60409

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

Dated: July 23, 1996

Signed: [Signature]



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

9750  
[Handwritten initials]

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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, to lease, 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 waives 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.

In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 23rd day of July 1996

*Walter Kempinski*

Seal

WALTER KEMPINSKI

Seal

*Marian L. Des Rosiers*

Seal

MARIAN L. DES ROSIERS

Seal

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 WALTER KEMPINSKI, a widower, and MARIAN L. DES ROSIERS, divorced, 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 Notary Seal this 23rd day of July, A.D., 1996

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

*Karen R. Jocha*  
Notary Public

My Commission expires on 1-25-2000

SOUTH CHICAGO BANK  
1400 TORRENCE AVENUE  
CALUMET CITY, IL 60409

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## STATEMENT BY GRANTEE 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.

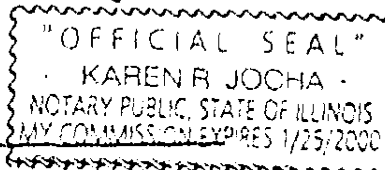
Dated July 23, 1996

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said GREGORY R. SKUBISZ this 23rd day of July, 1996.

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.

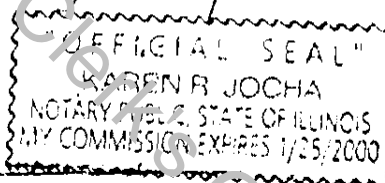
Dated July 23, 1996

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said GREGORY R. SKUBISZ this 23rd day of July, 1996.

Notary Public \_\_\_\_\_



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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