

# UNOFFICIAL COPY

Deed In Trust



RECORDED # 27-09  
MAILINGS # 6-51  
06076967 # 102  
0010 4CH

THIS INDENTURE WITNESSETH, That the Grantor

Jacqueline Rosengquist, n/k/a  
Jacqueline Grkovich, married to  
Ted Grkovich

of the County of Cook

for an in consideration of Ten (\$10.00)  
Dollars, and other good and valuable consideration in  
hand paid, convey s and warrant s

unto NBD BANK, an Illinois Banking Corporation, 1 South Northwest Highway, Park Ridge, IL 60068

Recorder's Stamp

as Trustee under the provisions of a trust agreement  
dated the 1st day of April 19 95, known as Trust Number 6294-PR the following described real  
estate in the County of Cook and State of Illinois, to wit:

See Attached Legal Description

COOK COUNTY  
RECORDER  
JESSIE WHITE  
SQUARE OFFICE

96076967



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 10634

THIS IS NOT HOMESTEAD PROPERTY

Common Address: 1205 Peterson Avenue, Unit D, Park Ridge, Illinois 60068  
Permanent Property Tax Identification Number: 12-02-300-058

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premise or any part thereof, to dedicate parks, streets, highways or alleys and 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 premises 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 praesenti or 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 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 property and every part thereof in all other ways and for such other consideration 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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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, purchased, 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 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 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.

And the said grantor 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.

In Witness Whereof, the grantor aforesaid has hereunder set her hand and seal

on 17th day of April 19 95

(Seal)

Jacqueline Rosengquist  
Jacqueline Grkovich

(Seal)

(Seal)

This instrument was prepared by:

Kathleen Widuch  
208 Wisner  
Park Ridge, IL 60068

After recordation this instrument should be returned to  
NBD Bank, Trust Division  
1 S. Northwest Highway  
Park Ridge, IL 60068

27-09

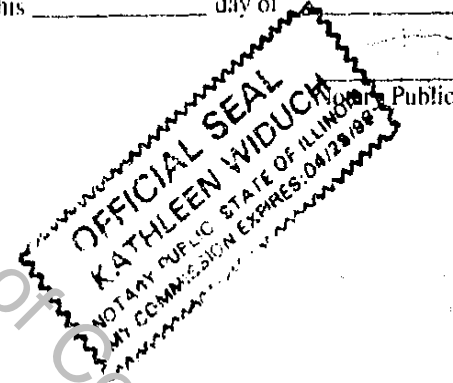
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State of Illinois )  
County of Cook ) ss.

I, Kathleen Widuch, a Notary Public in and for said County, in the State aforesaid do hereby certify that Jacqueline Rosenquist n/k/a Jacqueline Grkovich, married to Ted Grkovich

personally known to me to be the same person whose name is \_\_\_\_\_ signed, subscribed to the foregoing, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ her \_\_\_\_\_ 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 notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_



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

4/17/05 \_\_\_\_\_  
Date Buyer, Seller or Representative

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Send Tax Bills to:

P.O. BOX 792  
PARK RIDGE, IL 60068

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## Legal Description

Parcel 1: The North 21.33 feet if the South 116.08 feet, as measured at right angles to the South Line thereof, of the West 86.0 feet, as measured at right angles to the West line thereof, all being of that part of Lots 2 and 3 taken as a tract of land, lying North of a line drawn at right angles to the east line thereof, from a point on said east line, 199.62 feet south of the North east corner thereof, in H. M. Rosenthal's Park Ridge Addition, being a subdivision of the South West 1/4 of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The East 9.0 feet of the West 53.00 feet, as measured at right angles to the West line thereof, of the North 30.0 feet of the South 62.50 feet, as measured at right angles to the South Line thereof, all being of that part of Lots 2 and 3, taken as a tract of land, lying north of a line drawn at right angles to the East line thereof, from a point on said east line, 199.62 feet south of the North East corner thereof, in H.M. Rosenthal's Park Ridge Addition, being a subdivision in the South west 1/4 of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: Easement over that part of Parcels 1 and 2 aforesaid, marked as Exhibit "1" thereto attached to the Declaration as set forth in the Declaration of Easements and Covenants for Dunbar's Park Ridge Townhouse Development and Exhibits "1" and "2" and "3" thereto attached dated March 25, 1963 and recorded April 16, 1963 as Document 18 770 690, made by LaSalle National Bank, as trustee under trust agreement dated April 25, 1957 known as Trust No. 29294 and amended by instrument recorded October 22, 1963 as Document 18 949 270, in Cook County, Illinois.

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## STATEMENT BY GRANTOR AND GRANTEE

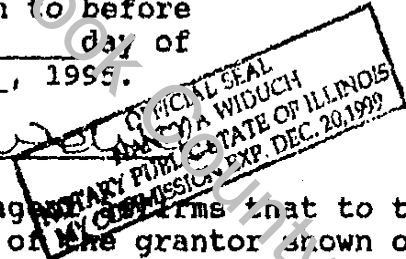
The grantor or his agent affirms that to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 4/17/95

Signature: [Handwritten Signature]

Subscribed and sworn to before me this 17th day of April, 1995.

Harvey A. Widuch



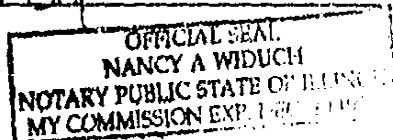
The grantee or his agent affirms that to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 4/17/95

Signature: [Handwritten Signature]

Subscribed and sworn to before me this 17th day of April, 1995.

Harvey A. Widuch



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