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WARRANTY DEED IN TRUST

96169247

The above space for recorder's use only

DEPT-01 RECORDING \$25.50
TRAN 1926 03/06/96 10:19:00
#1248 #BJ *--96-169247
COOK COUNTY RECORDER
DEPT-10 PENALTY \$22.00

THIS INDENTURE WITNESSETH, That the Grantor
STANLEY M. NIEZGODA

of the County of COOK and State of ILLINOIS for and in consideration
of TEN Dollars, and other good
and valuable considerations in hand paid, Conveys and WARRANTS unto the FIRST
NATIONAL BANK OF MORTON GROVE, a national banking association, whose address is
6201 Dempster Street, Morton Grove, Illinois 60053, as Trustee under the provisions of a trust
agreement dated the 9 day of January 1996, known as Trust Number 96-000
the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 43 IN BLOCK 2 IN WILLIAM H. GOUDY'S SURDIVISION OF THAT
PART OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF
SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING WEST OF RIGHT OF WAY OF CHICAGO,
EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS.

P.I.N. 14 20-322-014-0000

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 premises 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 present 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 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 con-
veyed, 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 amend-
ment 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 earn-
ings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles hereby directed not to register or note in the
certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar
import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive § and release § 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 hereunto set his hand and seal
this 12 day of February 1996.

Stanley Niezgoda (Seal)
STANLEY M. NIEZGODA

(Seal)
96169247 (Seal)

State of Illinois } ss. I, Rosa Zuchemski, a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that
STANLEY M. NIEZGODA

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, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 12th day of February 1996



Rosa Zuchemski
(Notary Public)

After recording, mail to:
FIRST NATIONAL BANK OF MORTON GROVE
6201 Dempster Street
Morton Grove, Illinois 60053

1335 W. Henderson
Chicago, IL 60657

For information only insert street address of
above described property.

425.50 r
422.00 p
#4750
JHL

This transaction is exempt under the provisions of the
real estate transfer tax act Chapter 120 IL REV STAT.
Section 1004(e). RB 2/12/96

This Instrument Prepared By:
Teresa Hoffman Liston
8724 Ferris Avenue
Morton Grove, IL 60053

This space for affixing Riders and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office

21-269136

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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 February 12, 1996

Signature: *Teresa Hoff-Lutz*

Grantor or Agent

Subscribed and Sworn
to before me this

12 day of February, 1996.

Rosa Zachemski
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 February 12, 1996

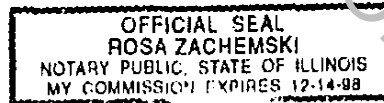
Signature: *Teresa Hoff-Lutz*

Grantee or Agent

Subscribed and Sworn
to before me this

12 day of February, 1996.

Rosa Zachemski
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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