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WARRANTY DEED IN TRUST

96207590

THIS INSTRUMENT WAS PREPARED BY
David E. Czekała, Attorney
210 Bradley Rd., Lake Forest IL 60045

DEPT-01 RECORDING 127.50
140001 DEAN 0137 03/19/96 13:01:00
43205 REC R-96-207590
COOK COUNTY RECORDER

Accom # 11000173

THIS INDENTURE WITNESSETH, That the Grantor,

RALPH E. KOPKOWSKI and
PATRICIA J. KOPKOWSKI, his wife

The above space for recorders use only

of the County of Cook and State of Illinois for and in consideration of Ten Dollars and No/100, and other good and valuable considerations in hand paid, Conveys and Warrants unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 30th day of January, 1996, known as Trust Number 26126, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 19 IN BLOCK 6 IN FREDERICKSON AND COMPANY'S FIRST ADDITION TO NORRIDGE MANOR BEING A SUBDIVISION OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 10 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, commonly known as 4512 N. Ottawa Ave., Norridge, Illinois

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EXEMPT UNDER THE PROVISIONS OF PAR. 4, SEC. (E) REAL ESTATE TRANSFER TAX ACT.

PIN: 12-13-120-027

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

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 presenti 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.

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STATE OF ILLINOIS

I, the undersigned

COUNTY OF LAKE

} SS.

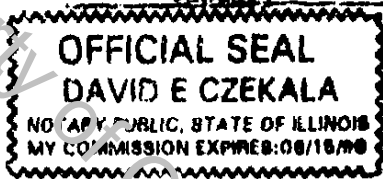
a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____

RALPH E. KOPKOWSKI and PATRICA J. KOPKOWSKI, his wife

personally known to me to be the same person _____ 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 notarial seal this 30th day of

January, 1996



A handwritten signature in dark ink, appearing to read "David E. Czekala", written over a horizontal line.

Notary Public

MAIL TO: Pioneer Bank & Trust Company
8383 W. Belmont Ave.
River Grove, IL 60171

4512 N. Ottawa Ave., Norridge, IL 60656

For information only insert street address of
above described property.

Box 22X



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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 1/30, 1996 Signature: Ralph E. Kupkewski
Grantor or Agent

Subscribed and sworn to before me by the said Ralph E. Kupkewski this 30 day of January, 1996

Notary Public _____

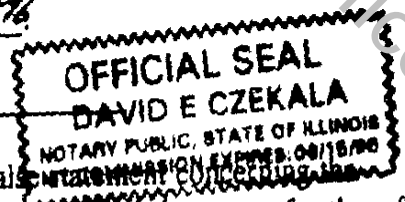


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/30, 1996 Signature: Ralph E. Kupkewski
Grantee or Agent

Subscribed and sworn to before me by the said Ralph E. Kupkewski this 30 day of January, 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.

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