#### WARRANTY DEED IN TRUST. THIS INSTRUMENT WAS PREPARED BY

Ilavid E. Czekala, Attorney 3 210 Bradley Rd., Lake Forest IL 60045

Accom# ILLUODI) 3

THIS INDENTURE WITNESSETH, That the Granton.

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

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#3205 FRC R-96-207590

COOK COUNTY RECORDER

The above space for recorders use only

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of the County of Cook and State of Illinois for and in consideration of Ten Dollars and Na/100, and since good and valuable considerations in hand paid, Conveys and Warrants unto the PIONEER BANK & TRUST COMPANY, expression of Illinois, as Trustse 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 | OF THE NORTHEAST | OF THE NORTHWEST | AND THE NORTH | OF THE SOUTHEAST | OF THE CONTHWEST | (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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THE PROVISIONS OF PAR.4,

PIN: 12-13-120-027

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

TO HAVE AND TO HOLD the said premises with the appurenances 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 habitude said premises or any part thereof, to dedicate parks, sweets, 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 funiro, and upon any terms and for any period or periods of 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 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 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 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 amendment hereof 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 property appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Pioneer Bank & Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for explaining it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation wheresoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whats (ev) it shall be charged with notice of this condition from the date of the filling for record of this Deed.

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 earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

n Witness Whereof, the grantors	aforceaid ha_	ve her	eunto set the	eir	
hand s	and scal 5	this	30th	day of Jar	wary
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	(Seal)		H E. KOPKOWSI		· /·
•	(Seal)	Costa	Lag Kopa	6	(

STATE OF		I, the	undersigned		
COUNTY OF LAKE	} ss.		tublic in and for said County, in the state aforesaid, do hereby		
RALPH E. KOI	KOWSKI and	PATRICA I KOF	PROUSKI, ble wife		
	subscribed to acknowledge the including the Given under OFFICIA DAVID E	to the foregoing instruction that they free and voluntary release and waiver of my hand and notarial they was a second to the se	same person	s this day in person and red the said instrument as irposes therein set forth,	
		STATE OF ELINOIS EXPINES:08/15/90	Multune	Notary Public	
MAIL TO: Ploneer Bank & Trust 8383 W. Belmont River Grove, IL REARTX	Ave.		For information only insert above described p	street address of	

Property of Cook County Clerk's Office

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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.

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Dated O	1976 Sign	lature: Mary C. July Recessive	
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		DAVID E CZEKALA	
Notary Public	Thursday.	HOTARY PUBLIC, STATES OF 15.98	
	4	My Comments of the	
The grantee of	r his agent affilms and verifies	the name of the grantee shown on the	,
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business or ac	quire and hold title to real estate	te under the least of the State of Illinois	
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Notary Public	· · · · · · · · · · · · · · · · · · ·	NOTARY PUBLIC, STATE OF ILLINOIS	
	(1)	NOTARY PUBLISHED OF THE PROPERTY OF THE PROPER	
NOTE: Any	person who knowingly submits	of a Class C misdemeanor for the first	
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offense and of	f a Class A misdemeanor for su	ibsequent offenses.	

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Property of County Clerk's Office

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