

UNOFFICIAL COPY

DEED IN TRUST

95231511

F	<i>[Signature]</i>	A
P		P
T	<i>[Signature]</i>	V
I	<i>[Signature]</i>	<i>[Signature]</i>

RECORDED
 INDEXED
 MAR 21 1996
 COOK COUNTY CLERK'S OFFICE

DT 12/94 WP

QUIT CLAIM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor ANNA PANEK, a widow and not since remarried 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 Quit Claims unto JEFFERSON STATE BANK, a Corporation of Illinois, whose address is 5301 W. Lawrence Ave. Chicago, Illinois 60630, its successor or successors, as Trustee under a trust agreement dated the 21st day of March, 1996, known as Trust Number 2001, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 88 in William J. Baueries Addition to Irving Park in the West 1/2 of the Northwest 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Except as otherwise provided in this agreement, Section 4, Real Property Act, Illinois

3/21/96
 Date

[Signature]
 Attorney-in-Fact of Trustee

P.L.N.: 13-21-126-009-0000

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or

This space for affixing Riders and Revenue Stamps.

95231511

Document Number

UNOFFICIAL COPY

expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

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 sales on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set her _____ hand _____ and seal _____ this 21st date of March 1996.

(SEAL) *Anna Panek* (SEAL)
ANNA PANEK

(SEAL) _____ (SEAL)

This instrument was prepared by:

Kenneth M. Zak

4758 N. Milwaukee Ave.

Chicago, Illinois 60630

STATE OF ILLINOIS } SS. I, the undersigned a Notary Public in and for said
COUNTY OF COOK } County, in the state aforesaid, do hereby certify that _____
ANNA PANEK, a widow and not since remarried

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 she 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 21st day of March 1996

OFFICIAL SEAL
Kenneth M. Zak
Notary Public, State of Illinois
My Commission Expires 3/12/98
After recording return to _____

Kenneth M. Zak

Notary Public

JEFFERSON STATE BANK

TRUST DEPARTMENT

5301 W. Lawrence Avenue

Chicago, IL 60630

or

Box 199 (Cook County only)

3633 N. Linder, Chicago, Illinois 60641

For information only insert street address
of above described property.

The Name and Address of the Grantee of This Deed is JEFFERSON STATE BANK, Not Individually But As Trustee of the Trust described in the body of the Deed, 5301 West Lawrence Ave. Chicago, Illinois 60630.

11078836

[Handwritten signature]

UNOFFICIAL COPY

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 3/21/, 1996

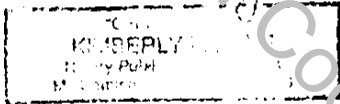
Signature: *Kenneth M. Zak*

Grantor or Agent

~~ANNA PANEK~~

Subscribed and sworn to before me by the said ~~ANNA PANEK~~ *Kenneth M. Zak* this 21st day of March, 1996.

Notary Public *Kimberly L. Raygo*



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 3/21/, 1996

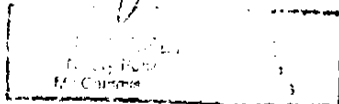
Signature: *Kenneth M. Zak*

Grantee or Agent

~~ANNA PANEK~~

Subscribed and sworn to before me by the said ~~ANNA PANEK~~ *Kenneth M. Zak* this 21st day of March, 1996.

Notary Public *Kimberly L. Raygo*



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.)]

3/23/96

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/18/2011