DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the safer of this form makes any warranty with respect thereto, including any warranty of merchantability or timess for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)
THOMAS A. ZAWORSKI and
FELICIA A. ZAWORSKI, his
wife

THE THINK

97453015

| (The Above Space For Recorder's Use Only) RECORDIN 4 25 | :21 :.00 | | | |
|--|-------------|--|--|--|
| 15627 Centenmal Ct. William 9. | .50 | | | |
| of the Village of Orland Ekunty of Cook , and State of Illinois, in consideration 5 | . DE | | | |
| | 00 | | | |
| an Tanaka C. and a the tem in and magginians of a section Tough Americant dated the 1 Vall | | | | |
| day of <u>June</u> , 19 97, and designated as Trust Agreement, or who may be legally appointed, the following | | | | |
| any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following | . 71 | | | |
| described real estate: (See reverse side of legal description.) DECLARATION OF TRUST OF THOMAS A. ZAWORSKI AND FELICIA A. ZAWORSKI | | | | |
| Permanent Index Number (PIN): 27-16-405-010-0000 | | | | |
| | | | | |
| Address(cs) of Real Estate: 15627 Centennial Ct., Orland Park, IL 60462 | | | | |
| | | | | |

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the falloving powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- 2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, low tgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

97453025

UNOFFICIAL COPY

| 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County THOMAS S. ZAWORSKI | | |
|--|--|--|
| is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. | | |
| All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns. | | |
| If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided. | | |
| The Grantor S hereby waive and release any and all right and benefit under and by virtue of the Statutes Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise. | | |
| DATED this 10th day of June 19 97 Replace THUMES A. CAWORSKI (SEAL) FELICIA A. ZAWORSKI | | |
| PRINT OR TYPE NAME(S) SIGNATURE(S) (SEAL) (SEAL) | | |
| | | |
| State of Illinois, County of ss. 1, the undersigned, a Notary Public in and for said County Ain the State aforesaid, DO HEREBY CERTIFY that ZAWORSKI and FELICIA A. ZAWORSKI | | |
| his wife personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the sair instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the | | |
| Given under my hand and official seal, this | | |
| Commission expires April 19 10 NOTARY PUBLIC ORD Taken TT. | | |
| This instrument was prepared by MICHAEL L. LITTON, 4550 V. 103rd St., Oak Lawn, IL | | |
| EXEMPT under the provisions of Par.E.Sec. 4, Real Estate Transfer Tax Act. DATE: | | |
| field resecription | | |
| | | |
| UNIT NO. 15627 IN THE CENTERNIAL VILLAGE UNIT 1 CONDOMINIUM AS DELIMEATED ON A STATEY OF THE COLLOWING DESCRIBED REAL ESTATE: CRETAIN LOTS IN CENTENNIAL VILLAGE UNIT 1, A CLICKD UNIT A DEVELOPMENT, REING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NUMBER, RANGE OF THE THIRD PRINCIPAL MERIDIAN, AND CRETAIN LOTS IN CENTENNIAL VILLAGE UNIT 3, A PLANNED | | |
| OUTT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 10, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AFRIL. 2 193 18 ROCKDENT 93297367 AS ANGHOED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE | | |
| SEND SUBSEQUENT TAX BILLS TO: | | |
| MICHAEL L. LITTON THOMAS A. ZAWORSKI | | |
| (Name) (Name) | | |
| MAIL TO: (Address) (Address) TT 60.462 | | |
| Oak Lawn, IL 60453 Orland Park, IL 60462 (City, State and Zip) (City, State and Zip) | | |
| OR RECORDER'S OFFICE BOX NO. | | |

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 6/10 ,19 97 Signature | Thomas a Favorshi |
|---------------------------------|---|
| Subscribed and sworn to before | Grantor or Agent OFFICIAL SEAL 94453015 NOTARY PUBLIC, STATE |
| this com day of | MICHAEL LLITTON ANY PUBLIC, STATE OF ILLINOIS MICHAEL L LITTON ANY COMMISSION EXPIRES: 04/140015 |
| 1947. Notary Public Curchael 7. | MY COMMISSION EXPIRES: 04/14/00 |

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or resignment of beneficial interest in a land trust is either a natural person, and 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.

| TOWN OF SHE DIGGE OF TITINGED. | |
|--------------------------------|--|
| Dated 6/10 ,19 97 Signa | sture de la |
| Dated | Grante or Atlant |
| | E PEFICE. |
| Subscribed and sworm to before | & MICHAEL SEAL |
| me by the said | 1 14. 707V a. (b.) / . 777J |
| this 10 day of June | - MANUELUN STEP ON S |
| 19 77. Notary Public Curcha | I LITTON SMY COMMISSION FATCOF ILLINOIS TO THE TOP TO THE TOP ILLINOIS TO THE TOP ILLINOIS |
| HOUSELY 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

