

# UNOFFICIAL COPY

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DEPT-01 RECORDING 115721  
115555 TRAD 2488 10024797 11118105  
2556 3 MF \* 197-792900  
COOK COUNTY RECORDER

Property of Cook County Clerks Office

## DEED IN TRUST

THE GRANTOR, LEONARD P. SLOTKOWSKI, JR., <sup>a single man, never married</sup> of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, conveys and warrants unto Leonard P. Slotkowski, Jr., of 1123 Pleasant Street, #1, Oak Park, Illinois 60302, as Trustee under the provisions of a trust agreement known as the Leonard P. Slotkowski, Jr. Trust Dated August 11, 1997 (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

The property commonly known as 1123 Pleasant Street, #1, Oak Park, Illinois, being legally described as follows:

Unit Number 1 as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel):

Lots 2, 3, 6, 7, 10, and 11 in Block 4 in Scoville and Niles Addition to Oak Park, being a Subdivision of the West 40 acres of the South West 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Covenants and Restrictions for the Pleasant-Maple Condominium made by the Cosmopolitan National Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement Dated April 15, 1968 and known as Trust Number 17737 recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 22527048, and amended by Document Number 22564829, together with the undivided percent interest 1.8389 in said parcel as hereinafter set forth (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) all in Cook County, Illinois.

P.I. No. 16-07-308-028-1001

EXEMPTION APPROVED  
JUL 27 2003  
VILLAGE CLERK  
VILLAGE OF OAK PARK

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To HAVE AND TO HOLD the said premises together with all appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 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 said premises 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 said 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 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.

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And the said grantor hereby expressly waives and releases any and all rights or benefits 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 13<sup>th</sup> day of September, 1997.

Leonard P. Sletkowski, Jr. (SEAL)  
Leonard P. Sletkowski, Jr.

118007

EXEMPTION APPROVED

Michael J. Sletkowski  
VILLAGE CLERK  
VILLAGE OF CAK PARK

Property of Cook County Clerk's Office

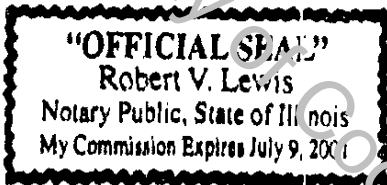
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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, LEONARD P. SLOTKOWSKI, JR., 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.

Given under my hand and official seal, this 18<sup>th</sup> day of September, 1997.



[Signature] (SEAL)  
Notary Public

My commission expires \_\_\_\_\_

Address of property:  
1123 Pleasant Street, #1  
Oak Park, IL 60302

Address of Grantee:  
1123 Pleasant Street, #1  
Oak Park, IL 60302

This instrument prepared by:

Exempt under provisions of Paragraph E Section 4 of Real Estate Transfer Act.

Robert V. Lewis  
Schuyler, Roche & Zwirner, P.C.  
130 E. Randolph St., Suite 3800  
Chicago, Illinois 60601

9-18-97  
Date                      [Signature] Buyer, Seller or Representative

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**GRANTOR: LEONARD P. SLOTKOWSKI, JR.**

**GRANTEE: LEONARD P. SLOTKOWSKI, JR. TRUST DATED AUGUST 11, 1997**

**ADDRESS OF PROPERTY: 1123 PLEASANT ST., #1, OAK PARK, IL**

**PIN: 16-07-308-028-1001**

## STATEMENT BY GRANTOR AND GRANTEE

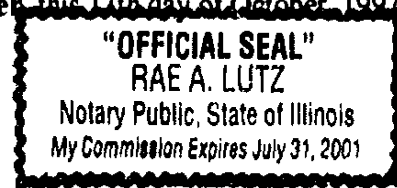
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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.

  
\_\_\_\_\_  
Neil H. Berger, Agent

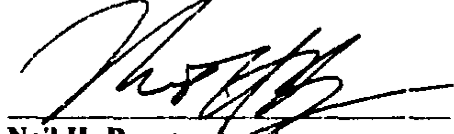
Dated: October 13, 1997.

Subscribed and Sworn to before me by the said Neil H. Berger, this 13th day of October, 1997

  
\_\_\_\_\_  
Notary Public

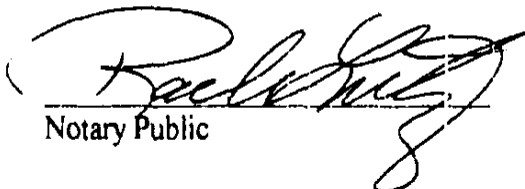


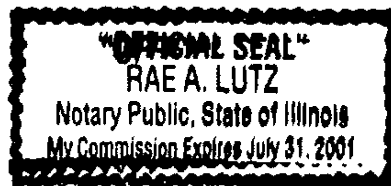
The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

  
\_\_\_\_\_  
Neil H. Berger, Agent

Dated: October 13, 1997.

Subscribed and Sworn to before me by the said Neil H. Berger, this 13th day of October, 1997

  
\_\_\_\_\_  
Notary Public



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