

DEED IN TRUST

THIS INDENTURE is made this 19th
day of November, 1997,
between BENNETT I. KULWIN and
LUCILLE KULWIN, husband and wife,
as Joint Tenants, hereafter the
Grantors, convey to LUCILLE
KULWIN, as Trustee and her successors
under the LUCILLE KULWIN
Declaration of Trust dated November
18, 1997, hereafter referred to as the
Grantee.

WITNESSETH, hat Grantors, in consideration of the sum of TEN (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors and of every other power and authority the Grantors hereunto enabling, do hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

THE SOUTH 19 FEET OF LOT 45 AND LOT 46 (EXCEPT THE SOUTH 19 FEET THEREOF) IN REINBERG'S NORTH CHANNEL SUBDIVISION NO. 2, IN THE SOUTH WEST 1/4 OF THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 10-36-312046, Volume 504

ADDRESS OF REAL ESTATE: 6513 North Troy, Chicago, Illinois 60645

Together with the tenements, hereditaments and appurtenances hereunto belonging or in any way appertaining upon the trust and for the uses and purposes herein and in said Trust Agreements set forth. Full power and authority is hereby granted to said Grantee, in her capacity as Trustee as hereafter set forth, to deal with said real estate and every part thereof in all ways and for such considerations as it would be lawful for any person owning the same to deal with the same, pursuant to the terms of the Trust Agreements as set forth below.

Grantors hereby expressly waive and release 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 homestead from sale and execution or otherwise.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said 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 said Trustees, to donate, to dedicate, to mortgage, pledge

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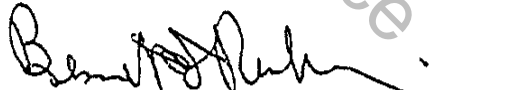
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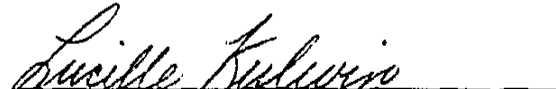
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or otherwise encumber said real estate, or part thereof, from time to time, in possession or reversion, by lease to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single 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 partition or to exchange said real estate or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with 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 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 Trustees, or any successors in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successors in trust, be obliged to see to the application of any purchase money, or rent, borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into any of the terms of said Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successors in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of delivery thereof that trust created by this Indenture and by said Declarations of Trust was in full force and effect, (b) that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declarations of Trust or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustees, or any successors in trust, were 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.

IN WITNESS WHEREOF, the Grantors, as aforesaid, have hereunder set their hand and seal the day and year first above written.


BENNETT I. KULWIN, Grantor


LUCILLE KULWIN, Grantor

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ACCEPTED BY:

N/A

BENNETT I. KULWIN, as Trustee
under the BENNETT I. KULWIN Declaration
of Trust Dated _____

Lucille Kulwin
LUCILLE KULWIN, as Trustee
under the LUCILLE KULWIN Declaration
of Trust Dated _____

We hereby certify that the foregoing Deed in Trust was on the date thereof, signed, sealed, published and declared by BENNETT I. KULWIN and LUCILLE KULWIN, his wife, in our presence, who at their request and in their presence and in the presence of each other have hereunto subscribed our names as witnesses thereto, believing the said BENNETT I. KULWIN and LUCILLE KULWIN, his wife, at the time of so signing to be of sound mind and memory.

[Signature] Residing at 120 W Madison
Chicago Illinois

Residing at _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, a Notary Public, hereby certify that BENNETT I. KULWIN and LUCILLE KULWIN, his wife, are personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day, in person, and acknowledged that they signed the instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 19th day of November, 1997.

Regina A. Ortman
Notary Public

"OFFICIAL SEAL"
REGINA A. ORTMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/16/98

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PREPARED BY:

NATHAN J. FISHER, ESQ.
120 West Madison Street
Suite 600
Chicago, Illinois 60602

MAIL TO: MAIL
TO



BENNETT & LUCILLE KULWIN
6513 North Troy
Chicago, Illinois 60645

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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 November 19, 1997

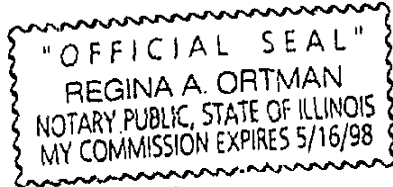
Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said

this 19th day of Nov., 1997.

Regina A. Ortman
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 a 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 November 19, 1997

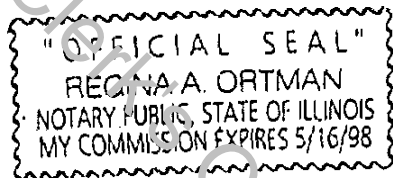
Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said

this 19th day of Nov., 1997.

Regina A. Ortman
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.

(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.)

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