## DEED IN TRUST

CAUTION: Consult a tem, or before using or acting under this form flowfer the publisher nor the seller of the form makes any vegrantly with respect therein, woulding any vegraphy of responsibility or fitness for a particular purpose.

THE GPANTOR (NAM: AND ADDRESS) SOPHYA M. BALICKA, an unmarried woman, 2540 W. Jerome, Unit B, Chicago, Illinois 60645-1507 2550 Fr.

DEPT-01 RECORDING

\$25.50

T\$0003 TRAN 3410 02/66/97 10:34:00

\$4752 \$ YP #-97-086933

COOK COUNTY RECORDER

25

N M 74

(The Above Space For Recorder's Use Only)

97086933

	, and State of Illinois, in consideration
of the sum of Ten (\$10,00) Dollars, and other	r good and valuable consideration, the receipt of
which is hereby acknowledge in hereby conveys and quit claims to	SUPHIA M. BALICKA
as Trustee, under the terms and provisions of a certain Trust day of February 19 97, and designated as F	Agreement dated the 5th the Sophya H. Balicka Trust and to
any and all successors as Trustee appointed under said Trust Agreeme	nt, or who may be legally appointed, the following
described real estate: (See reverse side for legal description.)	
Permanent Index Number (PIN): 10-25-429-042	97686933

Address(es) of Real Estate: 2540 W. Jerome Unit B. Chicago. IL 60645-1507

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 following powers: (a) to manage, improve, divide or subdivide the trust property, or any part mereof. (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, ensumber or otherwise transfer the trust property, or any interest therein, is 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 subrtgage, 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.

SEE REVERSE SIDE >

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4. In the event of the imbility, refusal of the Trustee herein the successor trustee provided for in the Sophy.	n named, to act, or upon his removal from the County  M. Balicka Trust Agreement dated Feb. 5			
is then appointed as Successor Trustee herein with like powers				
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 hereafte not to register or note in the Certificate of Title, duplicate thereof, or "with limitation", or words of similar import, in compliance and provided.	or memorial, the words "in trust" or "upon condition",			
The Grantor hereby waives and release any and Statutes of the State of Illinois providing for the exemption of	hamadaad faan ada ay ayaariga ay ashaariga			
DATED	this day of Filewassy 1947			
MEASE SOPHYA P. BALICKA ISEA	L)(SEAL)			
TYPE MANES	L)(SEAL)			
said County.	ss. I, the undersigned, a Notary Public in and for in the State aforesaid, DO HEREBY CERTIFY that			
#OFFICIAL SEAL" personally kno John H. Jackson subscribed to Notary Public, State of Illinois in person, and a My Commission Expires April 30, 2000 the said instruc	BALICKA, an unmarried woman own to me to be the same person whose same the foregoing instrument, appeared before me this day acknowledged that _5 h e signed, scaled and delivered ment as her free and voluntary act, for the uses therein set, forth, including the release and waiver of the			
Given under my hand and official seal, this	send Miller of February 1997			
This instrument was prepared byJohn E. Jackson. 2 !	W. Lisail   St. #1808, Chicago, IL 60602			
Liegal Bescription				
PARCE, 1: 478 SCHOOL 19.92 FEET OF THE BOUTE 15.42 FEET OF THE WEST 61 FEET OF THE EAST 148.5 FEET OF LOSE 4 90 7. RELIGITY, TAKES AS A TRACT, IN HOUSE-MENTING PROFESSIONS, MENDING A MENDINGTH OF THE SOUTH AND 2 IN SAMES. F. HILLMAN'S SCHOOLFIELD, MENDING A MYSDIVISION OF THE HORSE 1/2 OF THE MOVIMENT 1/4 OF THE SOUTH AND 1/4 (MENTING STREETS) IN SECTION 25, TOWNSLIP 41 HOUSE, MANUE 13, MAST OF THE THIRD PRINCIPAL MENTING, IT, TOOK COUNTY, ILLINOIS.				
PARCEL 2: MACHINERYS FOR INCREAS AND BORGAS FOR THE RESERVE OF PARCEL 1 AS DEFINED AND SET FORTS IN ACCUMENT INCREMENT AS MORRORS 17449500.				
	SEND SUBSEQUENT FAN BLEES FO			
John H. Jackson	Sophya M. Balicka			
MAHL TO 2 North LaSalle St. #1808	2540 West Jerome, Unit B			
Chicago, IL 60602	Chicago, IL 60645-1507			
OR RECORDER'S OFFICE BOX NO	•			

## **UNOFFICIAL COPY**

## STATEMENT BY CRANTOR AND CRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantse 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 atquire 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 February 5 . 19 97 Signature.	
0,	Stentor or Agent
Subscribed and Sworn to before	
me by the said Agent	• •
this 5th day of February	
1997 .	
January Nag Grand	TO THE STATE OF A THE
Allered Bubble	"OFFICIAL SEAL"
Notary Public	Josephine Sandoval  Notary Public, State of Discole
The grantee or his agent affirms and verif	ies that the mater Frais Mab & Whitee
shown on the deed or assignment of benefit	cial interest incomiant that is
either a natural person, an Illivois co	
authorized to do business or acquire and hel	d title to real estate in Illinois.
a partnership authorized to do business of	
estate in Illinois, or other entity recogni	red as a person and authorized to
do business or acquire and hold title to	real distate under the laws of the
State of Illinois.	
	(L. 1682)
Dated February 5 , 19 97 Signature:	
	Charles or Agent
Subscribed and Sworn to before	
me by the said Agent	$O_{\mathcal{K}_{\alpha}}$
this 5th day of February	
1997	
1997 .	
Dancoline Sarbund	Co
Carealine Landauch	ic.
Notary Public	"OFFICIAL SEAL"
Notary Public	"OFFICIAL SEAL"
Notary Public	ebenticoncernie Continue Sandovai of de grantee

Ifitach to deed or AE1 to be recorded in Cook County, Illinois, of exempt under provisions of Section 4 of the Illinois Beal Estate Transfer Tax Act. [

Property of Cook County Clerk's Office