

UNOFFICIAL COPY

97143644

WARRANTY DEED IN TRUST

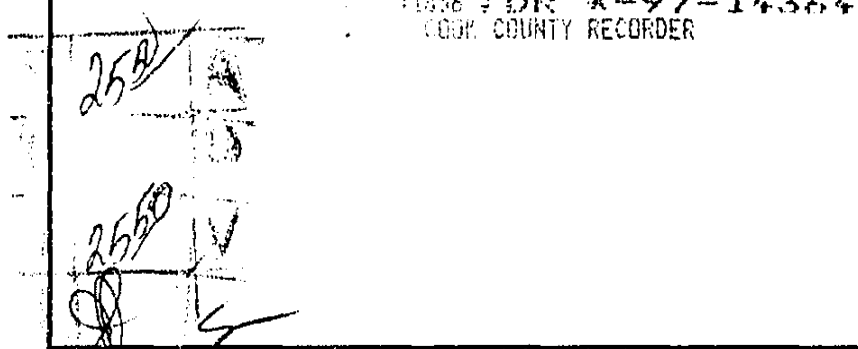
THIS INSTRUMENT PREPARED BY
AND MAIL TO:

Mark Maciasz, Esq.
9620 South Kilbourn Avenue
Oak Lawn, Illinois 60453

ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:

Anna Krzyzowski
2507 West 45th Place
Chicago, Illinois 60632

DEPT. OF RECORDING \$25.50
1.7777 TRAN 8304 03/04/97 12:18:00
1858 DR *-97-143644
COOK COUNTY RECORDER



This space for recorder's use only

THE GRANTOR, ANNA KRZYZOWSKI, a widow and not remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to **ANNA KRZYZOWSKI**, Trustee of the Anna Krzyzowski Trust dated January 13, 1997, or her successors in trust, the following described Real Estate in the County of Cook and State of Illinois:

LOT TWENTY-NINE (29) IN COMMISSIONER'S SUBDIVISION OF LOT ELEVEN (11) IN THE SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 19-01-421-020-0000
Property Address: 2507 West 45th Place
Chicago, Illinois 60632

EXCERPT UNITED STATES DEPARTMENT OF AGRICULTURE
SECTION 4. REAL ESTATE

BUYER, SE

E

97143644

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

Full power and authority are hereby granted to said trustees 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 subdivide 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 present or in the future, and upon 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 review 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 an 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 same 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 trustees 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 trustees, 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 this trust have been complied with or be obligated to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into

UNOFFICIAL COPY

ADVISORY

Property of Cook County Clerk's Office

97143644

UNOFFICIAL COPY

any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees 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 predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the grantor has set her hand and seal on January 31, 1997.

Anna Krzyzowski
ANNA KRZYZOWSKI

State of Illinois)
) SS
County of Cook)

The undersigned, a Notary Public in and for the aforementioned County and State, certifies that ANNA KRZYZOWSKI, a widow and not 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.

Given under my hand and notary seal, this 31st day of January, 1997



Mark Maciasz
NOTARY PUBLIC

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph e, Section 11-45 of said Law.

Mark Maciasz
Buyer Seller or Representative

Dated: January 31, 1997.

97143644

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97143644

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 January 31, 1997 Signature: Anna Kozzowski
Grantor or Agent

Subscribed and sworn to before
me by the said Grantor
this 31st day of January,
1997.
Notary Public Mark Maciasz



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 January 31, 1997 Signature: Anna Kozzowski
Grantee or Agent

Subscribed and sworn to before
me by the said Grantee
this 31st day of January,
1997.
Notary Public Mark Maciasz



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 of 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.)

97143844

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97143644