

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

97200102

THIS INDENTURE WITNESSETH, That the Grantor

Edward C. Karwacki, and Lillian Karwacki, his wife

of the County of Cook and State of Illinois

For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY S and WARRANT S

unto the THE CHICAGO TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as

Trustee under the provisions of a trust agreement dated the 20th day of February, 1997, known as Trust Number 13-13-326-030-0000, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 in Block 6 in Fields Boulevard Addition to Irving Park, a Subdivision of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as: 3000 W. Irving Park, Chicago, IL 60618

Permanent Tax Number: 13-13-326-030-0000

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

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 99 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 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 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 this 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

DEPT-01 RECORDING \$25.50
T#6666 TRAN 1402 03/24/97 10:42:00
#5453 IR *-97-200102
COOK COUNTY RECORDER

Reserved for Recorder's Office

97200102

97200102

Handwritten signature

UNOFFICIAL COPY

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.

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.

And the said grantor S hereby expressly waive S 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S this 28 day of February 19 97.

X Edward C. Karwacki (Seal)
(Seal) Edward C. Karwacki

Lillian Karwacki (Seal)
(Seal) Lillian Karwacki

THIS INSTRUMENT WAS PREPARED BY:

Alan W. Schmier, Attorney
2663 N. Lincoln Ave.,
Chicago, IL 60614

State of Illinois

County of Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Edward C. Karwacki and Lillian Karwacki are

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

"REAL SEAL"

W. SCHMIER

Notary Public, State of Illinois
Commission Expires 7-1

Given under my hand and notarial seal this 28 day of February, 19 97.

Alan W. Schmier
NOTARY PUBLIC

97200102

PROPERTY ADDRESS:

3050 W. Irving Park, Chicago, IL 60630

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET ML09LT
CHICAGO, IL 60601-3294

OR BOX NO. 333 (COOK COUNTY ONLY)

Exempt under Public Act 89-1000, Section 10-1

Par. F

Date 3-24-97

Alan W. Schmier

UNOFFICIAL COPY

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 3-14, 1997 Signature: John H. Davis
Grantor or Agent

Subscribed and sworn to before
me by the said John H. Davis
this 14th day of March,
1997.
Notary Public Alvin J. Schild

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 3-14, 1997 Signature: John H. Davis
Grantee or Agent

Subscribed and sworn to before
me by the said John H. Davis
this 14th day of March,
1997.
Notary Public Alvin J. Schild

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.)

97200102

UNOFFICIAL COPY

EDWARD J. ROSEFIELD COOK COUNTY TREASURER
03/21/97 Receipt : 666 Employee : GARY Page : 1

P I N : 12-25-311-012-0000 Volume : 000000

Address : 11 CONTI PW/ELMWOOD PARK, IL 606351521

Name : ROZAJEWSKI TED

Mailing : 11 CONTI PW/ELMWOOD PARK, IL 606351521

Legal Description :

Sub-Division Name : WESTWOOD MILLS & SONS SUB W1/2

Legal : WESTWOOD BEING MILLS & SONS SUB IN THE W 1/2 OF SEC 25-10-12 RE
C DATE: 10/01/1926 DOC NO: 09123633

ST-TN-RG	BLOCK	PT	LOT
25-10-12	0000018		0000011
25-10-12	0000018		0000012
25-10-12	0000018	P	0000013

This information is furnished as a public accommodation. The office of county collector disclaims all liability or responsibility for any error or inaccuracy that may be contained herein.

Return TO:

LAW OFFICES
WILLARD N. NYMAN
COOK COUNTY 13639
A.R.D.C. / DU PAGE 020/5278
36 SOUTH WABASH, SUITE 1010
CHICAGO, ILLINOIS 60603
312-422-1711
FAX: 312-422-0708



97200101

UNOFFICIAL COPY

97200101

Property of Cook County Clerk's Office

. DEPT-01 RECORDING \$37.50
. T46666 TRAN 1401 03/24/97 10:20:00
. \$5.51 + IR *-97-200101
. COOK COUNTY RECORDER

. DEPT-10 PENALTY \$34.00

