

# UNOFFICIAL COPY

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RECORD # 97-211414 \$35.50  
1997 MAR 6 09 03/06/97 10:44:10  
VOL 1111 R- 97- 2114 14  
COOK COUNTY REC'D

## DEED IN TRUST

Grantors, PAUL SHAIN and ANN SHAIN,  
his wife, and RITA KAWIOR, of 6016 N.

Central Park Ave., Chicago, Illinois 60659, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and QUITCLAIM their entire interest as follows:

An undivided 1/3 interest to PAUL SHAIN, not personally, but as Trustee of the PAUL SHAIN TRUST AGREEMENT dated September 1, 1995, his successor or successors, and an undivided 1/3 interest to ANN SHAIN, not personally, but as Trustee of the ANN SHAIN TRUST AGREEMENT dated September 2, 1995, her successor or successors, and an undivided 1/3 interest to RITA H. KAWIOR, a married person, not as Joint Tenants but as Tenants in Common, the following described real estate in the County of Cook, State of Illinois:

Lots 33, 34 and 35 inclusive in Block One (1) in North Avenue Subdivision of the North East Quarter of the North East Quarter of the North East Quarter of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-03-210-029-0000, 16-03-210-030-0000, 16-03-210-031-0000, 16-03-210-032-0000

Commonly known as: 1508 N. Pulaski Road, Chicago, Illinois 60651

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under Provision E, of Section 4, of the Revenue Transfer Act.

Date: 2/28/97 By: James J. Wachner

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

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

Executed at Northbrook, Illinois on the 25th day of February, 1997.

Paul Shain  
PAUL SHAIN

Ann Shain  
ANN SHAIN

Rita Kawior  
RITA KAWIOR

Exempted under Real Estate Transfer Act, Section 4 Paragraph E.

Dated: 2/25/97

Paul Shain  
PAUL SHAIN, Grantor

Ann Shain  
ANN SHAIN, Grantor

Rita Kawior  
RITA KAWIOR, Grantor

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 PAUL SHAIN and ANN SHAIN, his wife, and RITA KAWIOR, married person, personally known to me to be the same persons whose names are 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.

Given under my hand and notarial seal this 25th day of February, 1997.

[Signature]  
Notary Public

This instrument was prepared by James J. Wochner, 707 Skokie Blvd., Suite 500, Northbrook, Illinois 60062. Mail to: Same as above.

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## 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 February 28, 1997 Signature: James J. Woehner  
Grantor or Agent

Subscribed and sworn to before  
me by the said Agent  
this 28th day of February  
1997  
Notary Public J. H. [Signature]

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 February 28, 1997 Signature: James J. Woehner  
Grantee or Agent

Subscribed and sworn to before  
me by the said Agent  
this 28th day of February  
1997  
Notary Public J. H. [Signature]

**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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