

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR LEONARD E. BROZ, SR., a Widower
of the County of Cook and State of Illinois

for and in consideration of Ten (\$10.00)
DOLLARS, and other good and valuable considerations in hand paid,

Convey \$ and WARRANTY/QUIT CLAIMS* unto
THE LEONARD E. BROZ, SR. TRUST DATED APRIL 29, 1997,
LEONARD E. BROZ, SR. as Trustee

2338 Buckingham - Westchester, IL 60154
(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 29th
day of April 1997, and known as

Trust Number _____ (hereinafter referred to as "said trustee,"
regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real
estate in the County of Cook and State of Illinois, to wit:

Lot Fifty Seven (57), Lot Fifty-Eight (ex. North 16 feet thereof) in Twenty-second
(22nd) Street Addition to Westchester in the Northwest Quarter (¼) of the Northeast
Quarter (¼) of Section 29, Town 39 North, Range 12, East of the Third Principal
Meridian, the Plat of said Subdivision being registered April 7, 1926, as Document
Number 297327, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 15-29-207 072

Address(es) of real estate: 2338 Buckingham - Westchester, IL 60154

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any
part thereof: to dedicate parks, street, highways or alleys; 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 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 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.

DEPT-01 RECORDING \$25.50
T40013 TRAN 6071 05/15/97 12:04:00
#6136 # TB *-97-344470
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

Notarized
VILLAGE OF WESTCHESTER
Village of Westchester
15th Street, Westchester, IL 60154

25.50

97034470

97034470

UNOFFICIAL COPY

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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive s and release s 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 aforesaid ha s hereunto set his hand and seal this 29th day of April, 19 97

Leonard E. Broz Sr. (SEAL) _____ (SEAL)
Leonard E. Broz, Sr.

State of Illinois, County of Cook s.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONARD E. BROZ, SR., a Widower

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 he signed, sealed and delivered the said instrument of his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
Edward A. Matuga
Notary Public, State of Illinois
My Commission Exp. 10/11/2000
HERE

Given under my hand and official seal, this 29th day of April, 19 97

Commission expires October 11, 2000 ~~XX~~ *Edward A. Matuga*
NOTARY PUBLIC

This instrument was prepared by Edward A. Matuga, Ltd. - 1651 Westchester Blvd. - Westchester, IL (Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
Edward A. Matuga, Ltd.
MAIL TO: { (Name)
1651 Westchester Blvd. (Address)
Westchester, IL 60154 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Leonard E. Broz, Sr. (Name)
2338 Buckingham (Address)
Westchester, IL 60154 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

Exempt under Real Estate Transfer Tax Act Sec. 4
Pas. & Cook County Ord. 95104 Par. PAGE 3/7

Date 5-15-97 Sign. *Edward A. Matuga*

UNOFFICIAL COPY

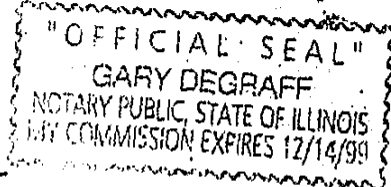
EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 5-19, 1997

Signature: Edward A. Matuga
Grantor or Agent

Subscribed and sworn to before me by the said EDWARD A. MATUGA this 15th day of MAY, 1997.
Notary Public [Signature]

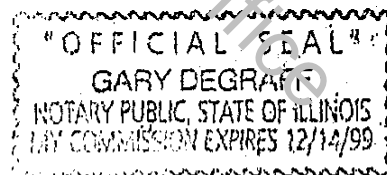


The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 5-15, 1997

Signature: Edward A. Matuga
Grantee or Agent

Subscribed and sworn to before me by the said EDWARD A. MATUGA this 15th day of MAY, 1997.
Notary Public [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.)

97344470

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Property of Cook County Clerk's Office