

UNOFFICIAL COPY

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

EUGENIA B. BALZEKAS WID. J.
16400 S. LECLAIRE
CHICAGO, IL 60638

DEPT-01 RECORDING \$27.50
741013 TEAM 2475 05/27/97 14:33:00
\$259.40W *-97-373427
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the _____ County of COOK, and State of Illinois, in consideration of the sum of TWO Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to EUGENIA B. BALZEKAS - LIVING TRUST as Trustee, under the terms and provisions of a certain Trust Agreement dated the 27th day of MAY, 1996, and designated as Trust No. _____, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate. (See reverse side for legal description.)

Permanent Index Number (PIN): 2706-19.21-215.045.0000

Address(es) of Real Estate: 6400 S. LECLAIRE

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 thereof, (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, encumber or otherwise transfer the trust property, or any interest therein, as 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 99 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, mortgage, 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.

2750
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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

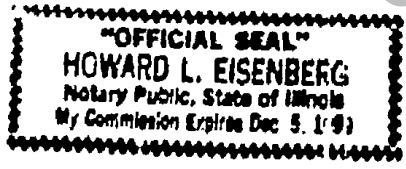
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor ___ hereby waive ___ and release ___ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 27 day of MAY 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
EUGENIA B. BALZEKAS (SEAL)
EUGENIA B. BALZEKAS (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WIDOW EUGENIA B. BALZEKAS



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

Given under my hand and official seal, this 27th day of MAY 1997
Commission expires 1997
Howard L. Eisenberg NOTARY PUBLIC
This instrument was prepared by NAME AND ADDRESS

Legal Description

SEND SUBSEQUENT TAX BILLS TO

MAIL TO

Form with fields for Name and Address for both parties.

OR RECORDER'S OFFICE BOX NO

1225
UNOFFICIAL COPY

REGISTERED IN 1963
VOLUME NO. 145657-P
PAGE NO. 1A
DATE 11 10 52
REGISTERED IN

No. 635485

9:07:26

REGISTRAR'S OFFICE, COOK COUNTY, ILLINOIS

Transferred from certificate No. 463094

STATE OF ILLINOIS,
COOK COUNTY

DATE OF FIRST REGISTRATION September Twenty-third (23rd), 1904

Nathan P. Belter

Ralph J. Balzekas and Eugenia B. Balzekas

USE FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

Not in tenancy in common, but in joint tenancy

CITY OF Chicago

PROPERTY OF Cook

AND STATE OF Illinois

RELATIONSHIP TO each other

AND THE OWNER OF AN ESTATE IN THE SIMPLE IS THE

SAID PROPERTY AS DESCRIBED HEREIN IS THE PROPERTY OF COOK AND STATE OF ILLINOIS, TO-WIT:

Lot (no) (1)

In Block Eight(8) in Lawler Park Subdivision in the North half(1/2) of the North Half(1/2) of Section 21, Township 38 North, Range 13, East of the Third Principal Meridian, together with a Resubdivision of Lots A,B,C,D and E in South Wood Avenue Subdivision in said Section 21, according to the Plat of said Lawler Park Subdivision registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 1014942.

19-21-215-045 97370227



EXTRACT TO THE SEVERAL EASEMENTS SET FORTH AND CHARGES HEREIN SET FORTH.

WITNESSED BY SAID OFFICIAL THIS Tenth (10th) DAY OF July, 1953

Nathan P. Belter
REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS

MEMORIALS

OF SEVERAL EASEMENTS SET FORTH AND CHARGES OF THE SAID

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF REGISTRATION	DATE OF EXPIRATION	SIGNATURE OF REGISTRAR
574-53	Subject to	General Taxes levied in the year 1953.				Nathan P. Belter
	20 foot building line.					Nathan P. Belter
	Easements for Public Utilities.					Nathan P. Belter
	Restrictions running with the land until January 1, 1969, with provision for extension as to use, number, height, design, size, location and exit of buildings to be erected on foregoing premises and as to use of said premises, and condition for reverter subject to existing encumbrances in case of violation that said premises shall not be conveyed or leased to or occupied by any person not a Caucasian, all as shown on Plat No. No. 1014942.					Nathan P. Belter
	Easement over the westerly 10 feet of foregoing premises for ingress and egress, to and from Lots 2,3 and 4 in Block 8, aforesaid, as reserved in said Document 1014942.					Nathan P. Belter
Dup.	Mortgage from	Ralph J. Balzekas and Eugenia B. Balzekas to Merchants Bank in Chicago, a corp.	To secure note for \$8,700.00, payable at 6% per annum, payable monthly, and the covenants and conditions therein contained. For parts, see 100.	June 10, 1953	June 23, 1953 11:00 AM	Nathan P. Belter
63550	Mortgage's Duplicate	CANCELLED	Issued 7-10-53 on Mortgage 1466550			Nathan P. Belter
1466550	Assignment from Merchants Nat'l Bank in Chicago, a Corp. to Nat'l Bank of Albany Park in Chicago, a Corp.	CANCELLED	Issued and Note registered as Ind. No. 1466550.	Dec 1, 1953	Dec 1, 1953 2:53 PM	Joseph Flopa
1466550	Mortgage's Duplicate	CANCELLED	Issued 12-1-53 on Mortgage 1466550.			Joseph Flopa
1466550	General Taxes for the year 1973.					Nathan P. Belter
1466550	Subject to General Taxes levied in the year 1973.					Nathan P. Belter
1466550	Release used in favor of Ralph J. Balzekas, et al.		Releases Document Numbers 1466550 and 1466590.	July 15, 1973	12:04 PM	Nathan P. Belter

RELEASE 2706250 7-15-73 80

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Property of Cook County Clerk's Office

Mail to E. Balzella
6400 S. La Claire
Cash Fee 606 38

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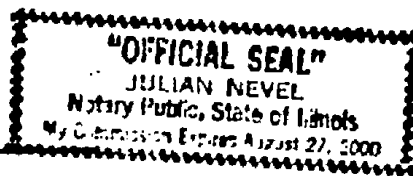
Grantor & Grantee

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 5/20, 19 97 Signature: Eugenie B. Balzekas
Grantor or Agent

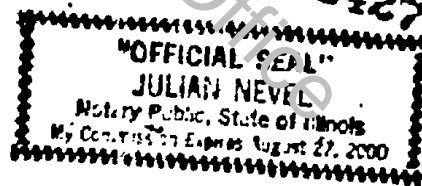
Subscribed and sworn to before me by the said EUGENIA B. BALZEKAS this 21 day of May, 1997.
Notary Public _____



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 5-27, 19 97 Signature: Darlene A. Balzekas
Grantee or Agent

Subscribed and sworn to before me by the said DARLENE A. BALZEKAS this 27 day of MAY, 1997.
Notary Public _____



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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Property of Cook County Clerk's Office

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