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WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, John Zielinski and Tamara Zielinski, his wife, as joint tenants, of the County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable

DEPT-01 RECORDING \$25.50
T#0013 TRAN 5652 08/04/98 14147100
43452 + TB #-98-684529
COOK COUNTY RECORDER.

considerations, receipt of which is hereby duly acknowledged. Convey and Warrants unto GRAND PREMIER TRUST & INVESTMENT INC., N.A., duly organized and existing under the National Banking Association laws and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of July, 1998, and known as Trust Number 4003822, the following described real estate in the County of Cook, and State of Illinois, to-wit:

LOT 6 IN BLOCK 2 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph "E", Section 4, Real Estate Transfer Act;

Property Address: 1937 N. Leavitt Street, Chicago, IL 60647
Permanent Real Estate Index No. 14-31-304-005-0000

John Zielinski Tamara Zielinski
Date Buyer, Seller, Representative

SUBJECT TO the powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

And the said Grantors hereby expressly waive 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 Grantors aforesaid have hereunto set their hands and seals this 17th day of JULY, 1998.

John Zielinski
John Zielinski

Tamara Zielinski
Tamara Zielinski

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that John Zielinski and Tamara Zielinski, 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 purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 17th day of JULY, 1998.

Commission expires APRIL 14, 2001
Curtiss R. Knight



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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 195 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 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 trust, 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, the intention hereof being to vest in said Grand Premier Trust & Investment, Inc., N.A., the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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

Prepared by: Grand Premier Trust and Investment, Inc., P.O. Box 660, Freeport, IL 61032
Mail recorded deed to: Grand Premier Trust #4003822, P.O. Box 660, Freeport, IL 61032
Mail subsequent tax bills to: John and Tamara Zielinski, 9236 N. Olcott, Morton Grove, IL 60053

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STATE OF ILLINOIS)
) SS
COUNTY OF STEPHENSON)

STATEMENT BY GRANTOR AND GRANTEE

The Grantor, or his agent, affirms that, to the best of his/her knowledge, the name of the Grantee shown in 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 real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the state of Illinois.

Dated: 7/21/98

Grantor or Agent

Ratina Shungu

Subscribed and Sworn to before me by said Agent this 21st day of July, 1998

Jessica L. Monigold
Notary Public

"OFFICIAL SEAL"
Jessica L. Monigold
Notary Public, State of Illinois
My Commission Expires 5/28/01

The Grantee, or his agent, affirms that, to the best of his/her 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 real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the state of Illinois.

Dated: 7/21/98

Grantee or Agent

Ratina Shungu

Subscribed and Sworn to before me by said GRANTEE this 21st day of July, 1998

Jessica L. Monigold
Notary Public

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Jessica L. Monigold
Notary Public, State of Illinois
My Commission Expires 5/28/01

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