

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

98020042

DEPT-01 RECORDING \$25.50  
TRAN 0956 01/08/98 09:22:00  
#7219 & CCG #--98-020042  
COOK COUNTY RECORDER  
DEPT-10 PENALTY \$22.00

THE GRANTORS HENRY R. DVORAK and MARY LOU DVORAK, husband and wife, of the Village of Westchester, 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 Warrant unto HENRY R. DVORAK of 2521 S. Monticello Place, Westchester, Illinois 60154, as Trustee under the provision of a Declaration of Trust dated the 28th day of May, 1997, and known as the Henry R. Dvorak Declaration of Trust (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said Declaration of Trust, the following described real estate in the County of Cook and State of Illinois to wit:

The North 10 feet of Lot 272 and Lot 273 and the South 10 feet of Lot 274 in Hillside Gardens, being a Subdivision of that part lying South of the Southerly line of right of way of Chicago Aurora and Elgin Railroad Company of the West half of the fractional South West quarter South of the Indian Boundary Line of Section 8; Township 23 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 15-08-315-015-0000  
Address of Real Estate: 536 Iroquois, Hillside, Illinois

Exempt Under Section 31-45 Paragraph (E)  
Real Estate Transfer Tax Act

*Jack J. Moylan*

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Declaration of Trust.

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, streets, 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 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 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 trust 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 the Declaration of 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

VILLAGE OF HILLSIDE  
DEC 23 97  
722164 REAL ESTATE TRANSFER TAX



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REL ATTORNEY SERVICES # 498969

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STANDARD

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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 Declaration of Trust 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 Declaration of Trust 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.

And the said grantor hereby expressly waives and releases 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 1st day of December, 1997.

Henry R. Dvorak  
Henry R. Dvorak

Mary Lou Dvorak  
Mary Lou Dvorak

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 HENRY R. DVORAK and MARY LOU DVORAK are 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 interest as their 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 1st day of December, 1997.



Frank J. Koykar  
Notary Public

This Instrument was prepared by Frank J. Koykar, Attorney at Law, 10353 W. Roosevelt Road, Westchester, Illinois 60154

Mail To:

Frank J. Koykar  
Attorney at Law  
10353 W. Roosevelt Road  
Westchester, Illinois 60154

Send Subsequent Tax Bills To:

Henry & Mary Lou Dvorak  
2521 S. Monticello Place  
Westchester, Illinois 60154



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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:

December 19, 1997

Signature:

Henry R. Dvorak  
Mary Ann Dvorak

Grantor or Agent

SUBSCRIBED and SWORN to before me

this 19<sup>th</sup> day of December, 1997

Frank J. Koykar  
Notary Public



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:

Dec. 19, 97

Signature:

Henry R. Dvorak

as Trustee

Grantee or Agent

SUBSCRIBED and SWORN to before me

this 19<sup>th</sup> day of December, 1997

Frank J. Koykar  
Notary Public



under the provisions of a Declaration of Trust dated the 28th day of May, 1997, and known as the Henry R. Dvorak Declaration of Trust.

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.

(Attached 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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