

1998-04-02 11:33:44

DEED IN TRUST

THE GRANTORS,

**EDWARD M. KRYSA and GLADYS
KRYSA, his wife, of**

the City of Mt. Prospect, County of Cook,
and State of Illinois,

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

CONVEY and WARRANT to EDWARD MICHAEL KRYSA,
of 720 Creekside, Unit 105B, Mt. Prospect, IL 60056,

as Trustee under the provisions of a Trust Declaration dated the 16th day of MAY,
1996, and known as the EDWARD MICHAEL KRYSA LIVING TRUST and unto all and every
successor or successors in trust under said trust agreement, all interest in the following described
Real Estate situated in the County of COOK, in the State of Illinois, to wit:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:

PARCEL 1

UNIT NUMBER 105B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE
P37B AND STORAGE SPACE S37B LIMITED COMMON ELEMENTS IN CREEKSIDE AT
OLD ORCHARD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOL-
LOWING DESCRIBED TRACT OF LAND:

PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A
SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE
EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 BOTH IN TOWNSHIP 42 NORTH
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDO-
MINIUM RECORDED AS DOCUMENT NUMBER 96261584; TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK
COUNTY ILLINOIS

PARCEL 2

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY
DECLARATION RECORDED AS DOCUMENT 96261584.

PERMANENT REAL ESTATE INDEX NUMBER: 03-27-100-019-0000

PROPERTY ADDRESS: 720 Creekside, Unit 105B, Mt. Prospect, IL 60056

[THIS DEED CONTAINS THREE PAGES. THIS IS PAGE ONE (1) OF THREE (3)]

UNOFFICIAL COPY

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 declaration set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protest 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 the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 98 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 to 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 declaration; 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 declaration 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 declaration 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, 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.

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.

DATED THIS 18th DAY OF March, 1977.

Edward M. Krysa [SEAL] Gladys Krysa [SEAL]
EDWARD M. KRYSA GLADYS KRYSA

[THIS DEED CONTAINS THREE PAGES. THIS IS PAGE TWO (2) OF THREE (3)]

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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 to 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 declaration; 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 declaration 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 declaration 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, 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.

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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.

DATED THIS 15th DAY OF March, 19 98.

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EDWARD M. KRYSA

 [SEAL]
GLADYS KRYSA

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98261681

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STATEMENT BY GRANTOR AND GRANTEE

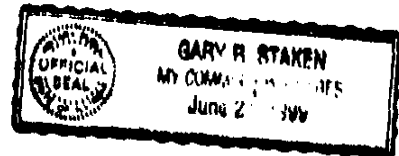
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/12, 1971 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said THOMAS C. NELSON this 12 day of MARCH, 1971.

Notary Public _____



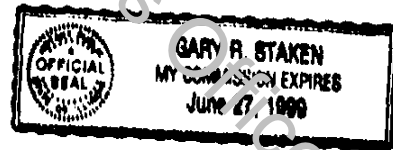
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/18, 1978 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said THOMAS C. NELSON this 18 day of MARCH, 1978.

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]