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DEED IN TRUST

1998-04-02 11:33:44

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 hard paid, and other good and valuable consideration.

CONVEY and WARRANT to EDWARD MICHAEL KRYSA,

of 720 Creekside, Unit 105B, Mr. Prospect, IL 60056,

as Trustee under the provisions of a Trust Declaration dated the 16th day of MAY.

1996, and known as the EDWARD MICTAEL 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 I

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 SUR-YEY OF THE FOLLOWING 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 SECTION 28 BOTH IN TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ICUNOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM 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) |

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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 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 of 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 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 proper v: to grant easements or charges of any kind; to release, convey or assign any right, title of 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 est ite shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, let se 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 nuthorized 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, authorizes, 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 kercunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in it e carnings, 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 statues of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED THIS 154 DAY OF 1) arch	<u>्रिं,</u> 19 <u>'</u> '१	
EDWARD M. KRYSA [SEAL]	Clare Ciyare	[SEAL

UNOFFICIAL COPY

State of Illinois))		
County of Lake)		
CERTIFY THAT EDW, the same persons whose	ARD M. KRYSA an names are subscribe owledged that they so	id GLADYS KF id to the foregoi igned, scaled an	n the State aforesaid, DO HEREBY RYSA are personally known to me to bing instrument, appeared before me this id delivered the said instrument as their forth.
GIVEN UNDER MY H	AND AND OFFICIA	AL SEAL.	
THIS DAY O	F March	, 19 <u>9r</u> .	[SEAL]
K. Son	io Wilm		OFFICIAL BEAL HERBERT O. NFLSC N. NOTARY PUBLIC, STATE OF LCC 1000 S. MY COMMISSION EXP. No. 1 (10) [25-5]
NOTARY PUBL	ic		the land
THIS INSTRUMENT W	VAS PREPARED BY	EXEMP GRAPH TRANSI DATE:	Y - ILLINOIS TRANSFER STAMPS T UNDER PROVISIONS OF PARA- E SECTION 4, REAL ESTATE FER ACT 3/11/18
HERBERT O. NELSON	ľ	Buye, S	eller or Representative
ATTORNEY AT LAW 6215 WEST TOUHY AV	VENUE	1	ye ye garan ka manay ta
CHICAGO, ILLINOIS	-	•	
(773) 631-7775			15781 Exempt
MAIL TO:		SEND S	SUBSEQUENT TAX SULLS TO:
HEKSERT C	NELSON	L. Dw	ARD KRYSA TRUTES
6215 W. T.	OHHY AVE	720	CREEKSIDE (
CHICAGO IL	Coerte	<u> </u>	

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

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

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

PARCEL 1

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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 ray 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 his coordance 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 it strument; 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 statues of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED THIS 13 DAY OF 11 and	, 19 9 ¥ .	
Charter M. Kaya ISEALI EDWARD M. KRYSA	CLANYS KRYSA	[SEAL]

UNOFFICIAL COPY

State of Illinois County of Lake)) SS)	
CERTIFY THAT EDWA	ARD M. KRYSA and GL names are subscribed to t wledged that they signed	County, in the State aforesaid, DO HEREBY ADYS KRYSA are personally known to me to be he foregoing instrument, appeared before me this, scaled and delivered the said instrument as their herein set forth.
GIVEN UNDER MY HATHIS DAY OF	F March,	OFFICIAL SEAL OFFICIAL SEAL HERBERT O. NELSON NOTARY PUBLIC, STATEGO COLUMN MY COMMISSION EXPERSES THAT LOCATES
THIS INSTRUMENT W	AS PREPARED BY	COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARA-GRAPH _ E _ SECTION 4, REAL ESTATE TRANSFER ACT DATE: 3(14) 36
HERBERT O. NELSON ATTORNEY AT LAW 6215 WEST TOUHY AV CHICAGO, ILLINOIS 6 (773) 631-7775	·	Buyer, Seller or Representative
MAIL TO:		SEND SUBSEQUENT TAX PULLS TO:
HERSERT O	. WELSON	EDWARD KRYSA TIMETER
6215 W. TO		720 CREEKSIDE (
		

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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 autity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

State of Illinois.	()
Daced 5/15 , 19/78 Signacure:	Grantor or Agent
Subscribed and sworn to before me by the said his discrete a New York this this one of OHAKAI , 1998. Notary Public Control of the said o	GARY R STAKEN OFFICIAL MIT COMMANDE IN THE STATE JUNE 2 199
Ope	fire that the property
The grantee or his agent effirms and veri shown on the deed or assignment of beneficither a natural person, in Illinois consuthorized to do business or acquire and he a partnership authorized to do business of estate in Illinois, or other entity recogn do business or acquire and hold title to	icial interest in a land trust is procession or foreign corporation of foreign corporation of title to real estate in Illinois or acquire and hold title to real ized as a person and suthorised to
Scare of Illinois. Dated 3 (8 , 1948 Signature:	Stances June
Subscribed and sworn to before me by the	Grantee or Agent
16th day of 19 Auch 19th. Notary Public Attorn	OFFICIAL MY COMPANY EXPIRES June 27, 1990
	"Minahi"

HOTE: 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.

jattach 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.

Rest de Parm Ho. 2581

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