

UNOFFICIAL COPY 99803673

**WARRANTY DEED  
IN TRUST**

1992/0050 83 003 Page 1 of 4  
1999-08-24 16:09:00  
Cook County Recorder 27.50



**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE**

**THE GRANTOR LILIAN  
BAJOR, a/k/a LILIANA  
BAJOR, a widow, of 4757  
Church Street, Skokie, Illinois  
60067 for and in consideration  
of TEN DOLLARS (\$10.00)  
and other good and valuable  
consideration in hand paid,  
CONVEY(S) and  
WARRANT(S)**

**a one hundred percent (100%) undivided interest to:**

**LILIAN BAJOR, Sole Trustee, or her successors in trust, under the LILIAN BAJOR LIVING TRUST,  
dated July 20th, 1999, located at 4757 Church Street, Skokie, Illinois 60067,**

the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

**LOT NINE (9) (EXCEPT THE EAST FIVE (5) FEET THEREOF) AND LOT  
TEN (10) (EXCEPT THE WEST SEVEN (7) FEET THEREOF), TAKEN FOR  
WIDENING OF CICERO AVENUE IN BLOCK THREE (3) IN FIRST  
ADDITION TO THE BRONX BEING A SUBDIVISION OF PART OF THE  
SOUTH WEST QUARTER (1/4) OF SECTION FIFTEEN (15), TOWNSHIP  
FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) ACCORDING TO THE  
PLAT THEREOF RECORDED AS DOCUMENT 8501356 IN COOK COUNTY,  
ILLINOIS.**

**PERMANENT INDEX NO.: 10-15-300-470-0000**

**COMMONLY KNOWN AS: 4757 Church Street, Skokie, Illinois 60067**

**Subject to covenants, conditions, restrictions and easements of record, 1999 real estate taxes and  
subsequent years;**

**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 said property  
as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either**

3P  
W.C.

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 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 hold 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 easement appurtenant to said premises or any part thereof, and to deal with said property and ever 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leases or mortgaged by said Trustee, or any successor in trust, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county relying upon or claiming under 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee of the LILIAN BAJOR Living Trust, 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 real estate 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.

**UNOFFICIAL COPY**

Dated this 20th day of July, 1999.

*Lilian Bajor*  
\_\_\_\_\_  
**LILIAN BAJOR** (SEAL)

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF LAKE     )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify **LILIAN BAJOR**, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of July, 1999.

**OFFICIAL SEAL**  
William Dyrzc  
Notary Public, State of Illinois  
My Commission Expires 12/28/2000

*William Dyrzc*  
\_\_\_\_\_  
NOTARY PUBLIC

**PREPARED BY:**  
**William Dyrzc**  
1108 Plaza Drive  
New Lenox, Illinois 60451  
(815) 462-1618

**MAIL TAX BILL TO:**  
**Lilia Bajor**  
4757 Church Street  
Skokie, Illinois 60067

**MAIL RECORDED DOCUMENT TO:**  
**William Dyrzc**  
1108 Plaza Drive  
New Lenox, Illinois 60451

EXEMPT UNDER PROVISIONS OF PARAGRAPH e  
SECTION 31-45, PROPERTY TAX CODE

7-20-99 *William Dyrzc*  
DATE     BUYER, SELLER, OR REPRESENTATIVE

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 10  
EXEMPT Transaction  
Skokie Office     07/26/99

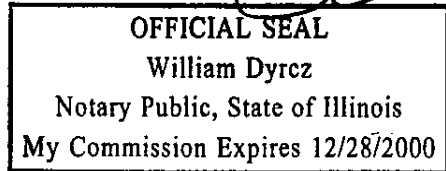
EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 July 22, 1999

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said KRISTINE M.K. DYRCZ this 22nd day of July, 1999



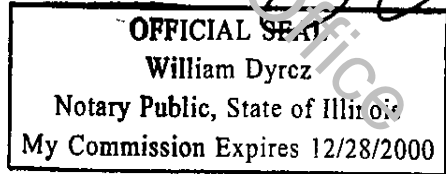
[Handwritten Signature] Notary Public

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 title to real estate under the laws of the State of Illinois.

Dated July 22, 1999

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said KRISTINE M.K. DYRCZ this 22nd day of July, 1999



[Handwritten Signature] 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.)