

99878670



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DEED IN TRUST
WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor(s). John Przeniczny, married, Lawrence Adukiewicz, and Elaine Adukiewicz, his wife

: DEPT-01 RECORDING \$25.50
: T#0011 TRAN 5773 09/16/99 12:17:00
: #9958 # TB #-99-878670
: COOK COUNTY RECORDER

of the 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(s) and War-

rant(s) unto the ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated the 8th day of July 19 99 and known as trust Number 11713 the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: Unit 114- A Cedar Run 1 Condominium, together with its undivided percentage interest in the common elements delineated and defined in the Declaration recorded as document no. 23076961, as amended from time to time, in the Northeast 1/4 of Section 4, Township 42 North, Range 11 east of the third principal meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth and defined in document no. 22109221. Together with all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned declaration.

Permanent Index No. 03-04-204-978-1005
Property Address: 592 Lotus Court, Unit 114-A, Wheeling, Illinois

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6 SECTION 7, REAL ESTATE TRANSFER TAX ACT.

John M. Tipper 8/30/99
BUYER, SELLER OR REPRESENTATIVE

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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention hereof being to vest in the said ITASCA BANK & TRUST CO., the entire legal and equitable title in fee, in and to all of the premises above described.

Handwritten initials and numbers: SJ, PD, N, M-L, CE, 2550

UNOFFICIAL COPY

This conveyance is made upon the express understanding and condition that neither ITASCA BANK & TRUST CO., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 grantor(s) aforesaid has/have herunto set their hand(s) and seal this 8th day of July 19 99

X John Przeniczny (SEAL) Elaine Adukiewicz (SEAL)
John Przeniczny (SEAL) Lawrence Adukiewicz (SEAL)

Subscribed and sworn to before me this 9th day of August, 1999

STATE OF ~~ILLINOIS~~ Michigan }
 County of Muskegon }

Jill M. Medders
OFFICIAL SEAL
JILL M MEDDERS
 NOTARY PUBLIC, STATE OF ILLINOIS

I, Susan M Langlois a Notary Public in and for said County, in the State of Illinois do hereby certify that

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that John Przeniczny signed, sealed and delivered the said instrument as his 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 Notarial Seal this 27th day of July

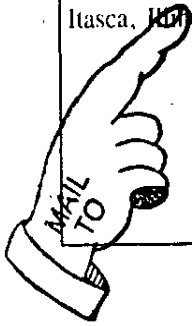
A.D. 19 99

Susan M Langlois
 Notary Public

This Document Prepared By:
 Anderson and Associates
 1701 East Woodfield Road
 Suite 1050
 Schaumburg, Illinois 60173

SUSAN M. LANGLOIS
 Notary Public, Muskegon County MI
 My Commission Expires Mar. 4, 2002

PLEASE MAIL TO: Itasca Bank & Trust Co. 308 W. Irving Park Road Itasca, Illinois 60143	PROPERTY ADDRESS: 592 Lotus Ct. Unit 114 A Wheeling, IL 60090	MAIL SUBSEQUENT TAX BILLS TO: Lawrence Adukiewicz 1059 Hickory Ln. Elk Grove Village, IL 60007
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UNOFFICIAL COPY

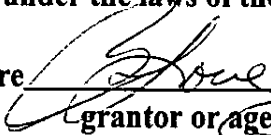
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STATEMENT BY GRANTOR AND GRANTEE

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.

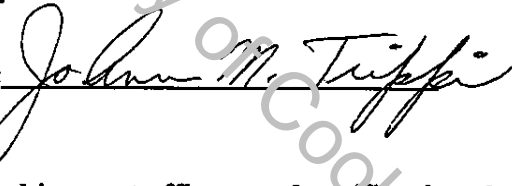
Dated: 8/30/99

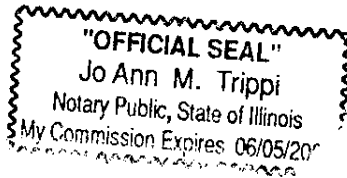
Signature


grantor or agent

Subscribed and sworn to before me by the said grantor/agent the date above written.

Notary Public

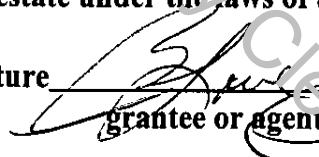




The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

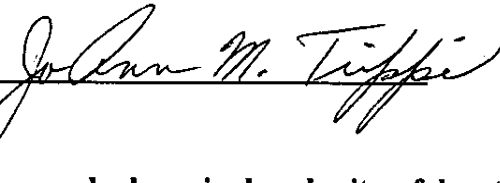
Dated: 8/30/99

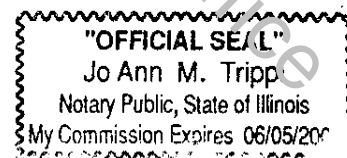
Signature


grantee or agent

Subscribed and sworn to before me by the said grantee/agent the date above written.

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.)