

W. E. COLE & CO CHICAGO LEGAL BLANKS No. 1990 (REVISED APR. 1968)

DEED IN TRUST (ILLINOIS)

COOK COUNTY, ILLINOIS FILED FOR RECORD

22 553 046

RECORDED BY DEEDS

NOV 23 '73 2 02 PM

The Above Space For Recorder's Use Only

\*22553046

(1981) 1901 01 29

THE GRANTORS, FRANK J. VETROVEC and JUDITH M. VETROVEC, his wife of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100----- Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT)\* (QUIT CLAIM) unto EMILY E. MAJKA, 2718 So. Karlov Ave. Chicago, Illinois of 24th day of May, 1973, and known as Trust Number 1 (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 12 in Block 4 in Groh and Christian's Subdivision of the North 1/2 of the North East 1/4 of the North East 1/4 of Section 30, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. 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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to indicate parcels, streets, highways or alleys; to vacate any subdivision or part thereof, and to redivide 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 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 or 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 ass in 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 a 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 advanced 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 set 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 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 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 some amendment thereof and binding upon all beneficiaries hereunder; (c) that said trustee was duly appointed and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) that 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 the trustee 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive, and release, any and all right or benefits for and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 25th day of October, 1973.

Frank J. Vetrovec [SEAL] Judith M. Vetrovec [SEAL]

County of Cook, I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Frank J. Vetrovec and Judith M. Vetrovec 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 instrument 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 19 day of November, 1973.

Commission expires 2-9-1975 [Signature]

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

COOK CO. NO. 016 30669



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \* \* \* \* \* 36.00

36.00

500

Office

ADDRESS OF PROPERTY: 2217 S. East Avenue Berwyn, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(NAME)

(ADDRESS)

DOCUMENT NUMBER 22 553 046

MAIL TO: NAME ADDRESS CITY AND STATE

OR RECORDER'S OFFICE BOX NO. 601



UNOFFICIAL COPY

22553046

SUBJECT TO: Real Estate Taxes for 1973 and subsequent years and to conditions, covenants, easements and restrictions of record.

Trust No.

Deed in Trust

TO

TRUSTEE

GEORGE COLE COMPANY

END OF RECORDED DOCUMENT