

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor, LEONARD G. GARASHA and
MARY J. GARASHA, his wife,

of the County of Cook and State of Illinois, for and in consideration
of the sum of TEN and no/100 Dollars (\$ 10.00);
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged,
Convey and

unto NATIONAL BOULEVARD BANK OF CHICAGO, 400-410 North Michigan Avenue, Chicago, Illinois 60611,
a National Banking Association, as Trustee under the provisions of a certain Trust Agreement, dated
the 14th day of JUNE 19 74, and known as Trust Number 4593
the following described real estate in the County of COOK State of Illinois, to-wit:

LOT 7, in Block 10 in Arlington Park, a subdivision of
the North half of the Northwest Quarter (except the
North 25 feet thereof) of Section 30, Township 42
North, Range 11, East of the Third Principal Meridian,
lying Northeasterly of the Northerly line of the right-
of-way of the Chicago and Northwestern Railroad Company,
in Cook County, Illinois.

SUBJECT TO:

- 1.) General taxes for the year 1973 and subsequent years.
- 2.) Building and building line restrictions, covenants and conditions of record.
- 3.) Zoning and building laws and ordinances.

THIS INSTRUMENT PREPARED BY: FRANK M. HINES
31. Park
Elk Grove Village, IL 60007

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or
any part thereof, to dedicate parks, streets, highways or alleys, to create any subdivision or part thereof, and to resubdivide
said real estate as often as desired, to contract to sell, to grant, to purchase, to sell on any terms, to convey either
with or without consideration, to convey said real estate 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, and authorities vested in said Trustee, to donate, to
dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part
thereof, from time to time in possession or reversion, by lease 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, alter 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 to lease in the manner of fixing the amount of present
or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, 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, leased or mortgaged, by said Trustee, or any suc-
cessor in trust, be obliged 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 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) the act of conveyance or other in-
strument 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, trusts and obligations
of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither National Boulevard Bank of Chicago,
individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim,
judgment 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 and 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, and
such purpose, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually. And no
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 of the
same. 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.

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 the earnings, avails and proceeds thereof
as aforesaid, the intention hereof being to vest in said National Boulevard Bank of Chicago 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.

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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid have hereunto set their hands and

seal S, this 14th day of June 19 74
LEONARD G. GARASHA [SEAL] MARY J. GARASHA [SEAL]
[SEAL] [SEAL]

BOX 533

809 W. Harvard

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
5.00
JUN 17 1974
RECEIVED

22 753 322

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

ss.

I, FRANK M. HINES

a Notary Public in and for said County, in the State aforesaid, do hereby certify that LEONARD G. GARASHA and MARY J. GARASHA, his wife,

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 right of homestead.

GIVEN under my hand and notarial seal this

14th day of June A. D. 1974

FRANK M. HINES

Notary Public.

My commission expires June 3, 1977

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN 17 '74 3 08 PM

RECORDED FOR DEEDS

*22753322

BOX

TRUST NO.

Deed in Trust

TO

NATIONAL BOULEVARD BANK
OF CHICAGO
TRUSTEE

FORM 302

END OF RECORDED DOCUMENT