

WARRANTY DEED IN TRUST

1974 JUL

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REGISTER OF DEEDS COOK COUNTY ILLINOIS

5.10

Form 16-10

THIS INDENTURE WITNESSETH, That the Grantor ERNEST P. KOVACS, 2444 Dakin, in the City of Chicago

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey unto THE NATIONAL BANK OF ALBANY PARK IN CHICAGO, a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 3rd day of June 1974, known as Trust Number 11-3028, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 34 IN BLOCK 1 IN HAYNES AND WEHRHEIMS SUBDIVISION OF BLOCK 1 IN KINZIE'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This instrument prepared by:

John I. Heitzel 1445 W. Morse Chicago, Ill. 60626 262-5939

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein said 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 purchase, to sell on any terms, to convey either with or without reservation, 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 demise, 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 present or reversion, by leases to commence in present or 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 99 years, and to renew or extend such 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 property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or 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 purposes 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, any time or times hereafter.

In no case shall any party dealing with said trustee in good faith and for value be bound to inquire into 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 obliged 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, and (c) that said trustee 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 present or future successor in trust, that such successor or successors in trust have been properly appointed and are lawfully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee or trustees 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 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 Deeds is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon a deed", 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 rights of 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 aforesaid hereunto set his hand and seal this 5th day of June 1974

(Seal) Ernest P. Kovacs (Seal) ERNEST P. KOVACS (Seal)

State of Illinois } ss. I JOSEPH H. KOLMAS a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that Ernest P. Kovacs



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 he 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 fifth day of June 1974

Joseph H. Kolmas Notary Public

The National Bank of Albany Park.

2444 Dakin

For information only insert street address of above described property.

COOK CO. REC. 016 055944 RESTATE TRANSFER TAX STATE OF ILLINOIS JUL-1-74 DEEDS REVENUE = 20.00 RECEIVED JUL 1 1974

UNOFFICIAL COPY

Property of Cook County Clerk's Office

22769016



Return To:  
John J. Wentzel  
1445 W. MORSE  
CHICAGO, ILL. 60626

END OF RECORDED DOCUMENT