

WARRANTY DEED IN TRUST

RECORDED IN BOOK 22996-565

22 996 565

REC-13-75 FEB 13 ON 12 59 947161 22996565-A REC

5.00

FORM 982 (BANKRUPT)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Eugene F. Zmijewski and his wife Dorothy Zmijewski, joint tenancy and State of Illinois for and in consideration of the sum of One Dollar and 00/100 Dollars (\$1.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of February, 1975 and known as Trust Number 21460, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 2 in block 3 in Midland Develop Co's Northlake Village Unit #10 a subdivision of North West 1/4 of North East 1/4 of Section 32, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY Merchants & Manufacturers State Bank Name Karen-lee Pearson Address 1836 North Broadway

Melrose Park, Illinois 60161

SUBJECT TO

2-8-1975

Buyer, Seller or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, and for the use and purposes herein and in said Trust Agreement set forth; to said Trustee to improve, manage, protect and subdivide said real estate as often as he may see fit; to grant options, purchase, to sell on any terms, to convey either with or without warranty, 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, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, from time to time, in possession or reversion, for 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 demise the term of 99 years, and to renew or extend leases upon any terms and to contract respecting the manner of fixing the amount of present or future rentals, to purchase the whole or any part of the reversion and to grant options to lease and options to renew leases and options to extend 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 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 at any time or times hereafter may appear to him to be in the best interest of said real estate, or any successor in trust, or to be in the best interest of the trust, or to be in the best interest of the beneficiaries of the trust, and to be bound to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or to be obliged to see that the terms of the trust have been complied with, or to be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or to be obliged to inquire into any of the terms of said Trust Agreement, and every deed, lease or other instrument, (e) 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, (f) 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 hereunder, (g) 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 (h) 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 or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, Individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected 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 beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably and exclusively authorized, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, and the Trustee shall not be bound to see to the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All so far as the trust property and funds in the actual possession of the Trustee 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 The Cosmopolitan National Bank of Chicago the entire legal and equitable title 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust. 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 8th day of February, 1975. Eugene F. Zmijewski (SEAL) Dorothy Zmijewski (SEAL)

Beverly Jo Duncan Notary Public in and for said County, in the state aforesaid, do hereby certify that Eugene F. Zmijewski and his wife Dorothy Zmijewski

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 have 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 notarial seal this 8th day of February, 1975 Beverly Jo Duncan NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires Nov. 13, 1977

The Cosmopolitan National Bank of Chicago THE ILLINOIS NOTARY ASSOCIATION Northlake, Ill. 60164 Box No. 626 For information only insert street address of above described property.

5.00

NO TAXABLE CONSIDERATION

THE COSMOPOLITAN NATIONAL BANK OF CHICAGO 801 NORTH CLARK STREET CHICAGO 10, ILLINOIS

22996565