

UNOFFICIAL COPY

DEED IN TRUST

23 409 428
1976 MAR 8 AM 11 30
MAR-0-76 152012 * 23409428 - A --- Rec 10.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor s, DONALD E. GYORKAS and JANICE M. GYORKAS, his wife,

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 and Warrant unto FIRST NATIONAL BANK OF CICERO, a National Banking Association of Cicero, Illinois, as Trustee under the provisions of a trust agreement dated the 3rd day of February 19 76, known as Trust Number 4800, the following described real estate in the County of Cook and State of Illinois, to-wit:

10.00

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF:

The West 33-1/2 feet of Lot 8 (except that part conveyed to the Village of LaGrange for widening of Hillgrove Avenue) and (except a parcel of land described as follows: Commencing at the intersection of the North Line of the West line of said Lot 8, beginning the North West corner thereof, as a place of beginning, and then proceeding South along the West line of said Lot 8 a distance of approximately 17 feet 6 inches, to a point on said line, which point is the intersection of the North line of Lot 9 in Robbville and the West line of Lot 8; thence Eastward along a line that would be the North line of said Lot 9 (extended Eastward and perpendicular to or at right angles to the West Line of Lot 8, to a point on the East line of the West 33 1/2 feet of said Lot 8, thence Northward along the said East line of the West 33 1/2 feet of said Lot 8; Thence West a distance of 33' 7-1/2" along the North line of said Lot 8 to the place of beginning, being the North West corner of Lot 8) in Robbville, said Robbville being a Subdivision of part of the North West 1/4 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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Clerk's Office

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This Instrument Was Prepared
By Edward Matuga
1651 Westchester Boulevard
Westchester, Ill.

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 re-subdivide 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 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 possession or reversion, by lease 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 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 premises 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 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 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 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 borrowed or advanced on said premises, or be obliged to see that the terms of any trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or required 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 trust conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (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 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.

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 is hereby directed not to enter 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 S 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 grantor S appeared before me and acknowledged to me that they are the said grantor and seal S this 16th day of February, 1976

(Seal) Donald E. Gyorkas (Seal)
Donald E. Gyorkas
(Seal) Janice M. Gyorkas (Seal)
Janice M. Gyorkas

State of Illinois } ss. Edward A. Matuga a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that DONALD E. GYORKAS and
JANICE M. GYORKAS, his wife,



personally knows to me to be the same person whose name S 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 notarial seal this 16th day of February, 1976

Edward A. Matuga
Notary Public

BOX 984
FIRST NATIONAL BANK OF CICERO
6000 WEST CERMAK ROAD
CICERO, ILLINOIS 60650

115 W. Hillgrove
LaGrange, Illinois
For information only insert street address of above described property.
Grantee's Address: First National Bank of Cicero
6000 W. Cermak Road
Cicero, Ill. 60650, Tr 4800

This space for affixing Stickers and Revenue Stamps
Grant under provisions of Paragraph 2, Section 4.
Real Estate Transfer Tax Act.
3/1/76
Nancy Formick
Buyer, Seller or Assignee
Date

28409428

END OF RECORDED DOCUMENT