

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

23 428 883  
1976 MAR 25 PM 1 44

RECORDED OF DEEDS  
COOK COUNTY ILL.

HAR-25-76 162045 • 23428883 • A -- Rec

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor<sup>S</sup> **JOSEPH SZABO and ALICE SZABO, 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  
**NATIONAL BANK OF BLUE ISLAND**, a corporation duly organized and existing under the laws of the United States  
and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of  
business is 13057 So. Western Avenue, Blue Island, Illinois, as Trustee under the provisions of a Trust Agreement dated  
the **19th** day of **August** 19 **66**, known as Trust  
Number **66076**, the following described real estate in the County of  
and State of Illinois, to-wit:

The North 9 feet of Lot 35 and the South 21 feet of Lot 36 in Block  
24 in South Lynne, being a subdivision in the North 1/2 of Section  
19, Township 35 North, Range 14 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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof,  
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, so that, to dedicate, to mortgage, pledge or otherwise encumber said property,  
or any part thereof, to lease said property, or any part thereof for a time to time, in possession 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 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 failing,  
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, 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 this trust have been complied with, or be  
obliged to inquire into the necessity or expediency of any act of said Trustee, or be called 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 of 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 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 register or note  
in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "in limitations," or words of  
similar import, in accordance with the statute in such case made and provided.

And the said grantor<sup>S</sup> hereby expressly waive and release 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<sup>S</sup> aforesaid have hereunto set their hand<sup>S</sup> and seal<sup>S</sup> this **14th**  
day of **February** 19 **76**.

*Joseph Szabo* (Seal) *Alice Szabo* (Seal)  
**JOSEPH SZABO** (Seal) **ALICE SZABO** (Seal)

State of **ILLINOIS** }  
County of **COOK** } ss. I, *Kenneth D. Slomka*, a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that **JOSEPH SZABO and ALICE SZABO,**  
**his wife**

personally known to me to be the same person<sup>S</sup> whose name<sup>S</sup> 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 **15** day of **March**, 19**76**

*Kenneth D. Slomka*  
Notary Public

THIS INSTRUMENT WAS PREPARED BY: **K. D. SLOMKA 6336 S. Western, Chicago, 111.**

**First National Bank of Blue Island**  
**Box 98**

For information only insert street address of  
above described property.

801-R-72 GRAPHICS PRESS CHICAGO 60602

977012

10.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
09.00

This space for affixing Riders and Revenue Stamps

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### END OF RECORDED DOCUMENT