

UNOFFICIAL COPY

DEED IN TRUST COOK COUNTY, ILLINOIS
FILED FOR RECORDS

23 433 943

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The above space for recorder's use only

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THIS INDENTURE WITNESSETH, That the Grantor, **ADAM J. ZYCH and VIRGINIA R. ZYCH, 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 unto **EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, La Salle and Adams, Chicago, Illinois 60690, its successor or successors, as Trustee under a trust agreement dated the 2nd day of February, 1976, known as Trust Number 31099,** the following described real estate in the County of **Cook** and State of **Illinois, to-wit:**

Lot 11 in Block 5 in the Subdivision of Blocks 7 to 11 in Freer's Subdivision of the West 1/2 of the North West 1/4 of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

This instrument was prepared by
E. J. Zitnik
111 W. Washington St.
Chicago, Illinois 60602

1000

(Permanent Index No.: **16-02-127-011-0000**)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell in any terms, to convey either with or without consideration, to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases for any term in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of using the amount of present or future rentals, to execute grants of easements or changes of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or in whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to require him of any of the terms of the trust agreement, and every deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon it claiming under any such conveyance, lease or other instrument, and the trustee shall be conclusively deemed to have complied with the terms and conditions of the trust agreement and in full force and effect, and that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained hereon and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, and that the trustee was duly authorized and empowered to execute and deliver every such deed, mortgage, lease, mortgage or other instrument and that if the conveyance is made to a successor or successors in trust, that such successor or successors shall have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of the trustee or then present or future in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under the trustee or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 "with limitation," 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, **S** aforesaid, by **Ye** hereunto set **their** hand **S** and seal **S** this **30th** day of **March** 19 **76**.

Subject to second installment of 1975 general real estate taxes and subject to 1976 general real estate taxes.

(SEAL) **Adam J. Zych** (SEAL)
(SEAL) **Virginia R. Zych** (SEAL)

State of **Illinois** ss. I, **Edwin J. Zitnik** a Notary Public in and for said County, in County of **Cook** the state aforesaid, do hereby certify that **Adam J. Zych and Virginia R. Zych, his wife,**



personally known to me to be the same person, **S** 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 the right of homestead.
Given under my hand and notarial seal this **30th** day of **March** 19 **76**.

Edwin J. Zitnik
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
mail Box 132

3839 West Grand Ave. Chicago, Ill.
For information only insert street address of above described property.

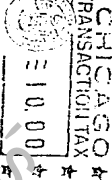
COOK CO. NO. 016

196420



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
1000

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
1000



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END OF RECORDED DOCUMENT