

# UNOFFICIAL COPY

GEORGE E. COLE\*  
LEGAL FORMS NO. 1990  
SEPTEMBER, 1967  
DEED IN TRUST

23 442 827

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(ILLINOIS)

(The Above Space For Recorder's Use Only)

THE GRANTOR James F. Mazzanti and Irene H. Mazzanti, his wife  
of the County of Cook and State of Illinois, for and in consideration  
of Ten and 00/100 (\$10.00) Dollars,  
and other good and valuable considerations in hand paid, Convey and (WARRANT/QUIT CLAIM)\* unto  
Palatka National Bank, 50 North Brockway, Palatine, Illinois of  
19.76 as Trustee under the provisions of a trust agreement dated the 24th day of February  
1976 and known as Trust Number 1621 (hereinafter referred to as "said trustee," regardless of the number  
of trustees,) and into all and every successor or successors in trust under said trust agreement, the following described real estate  
in the County of Cook and State of Illinois, to wit:  
Lots 4 and 5 1/2 Block 3 in Joseph Bickerdike's Subdivision of that part of the  
North 85 1/2 acre of the South West 1/4 of Section 24, Township 40 North,  
Range 13 East of the Third Principal Meridian, lying North and East of the  
Center of Elston Avenue 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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or  
any part thereof; to dedicate parks, streets, highways or alleys; 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 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,  
to 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 leases to commence in present or in futuro, and upon any terms and for any  
period or periods of time, not exceeding in the case of a lease 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 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 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 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 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  
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 "with limita-  
tions," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of a  
and all statutes of the State of Illinois, or otherwise, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal this 24th  
day of February 1976

James F. Mazzanti (SEAL) Irene H. Mazzanti (SEAL)  
James F. Mazzanti (SEAL) Irene H. Mazzanti (SEAL)

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES F. MAZZANTI & IRENE H. MAZZANTI his wife  
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 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 official seal, this 24th day of February 1976  
Commission expires August 11 1977 Albert Wanninger  
NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

LATER DATE 67-29-209

10.00

EXEMPT FROM RECORDING TAXES  
AFFIX WIDERSOR BY STAMPS HERE  
TRANSACTION VALUE \$10.00  
DATE 4/15/77 BUYER, SELLER  
Albert Wanninger

This instrument prepared by: Albert Wanninger, 100 N. LaSalle St., Chicago, Ill. 60602

REGISTRAR OF PROPERTY  
3538-46 North Troy  
Chicago, Illinois 60618  
THE ABOVE ADDRESS IS FOR OFFICIAL PURPOSES ONLY & DOES NOT APPLY TO THIS INSTRUMENT

WARRANT OR QUIT CLAIM MADE BY:  
JAMES F. MAZZANTI  
Irene H. Mazzanti  
P.O. Box 639 BOX 533  
Palatine, Ill. 60067

23 442 827

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

COOK COUNTY, ILL. DEPT.  
FILED FOR RECORD

Apr 7 10 14 AM '75

*William R. Olson*  
REGISTERED TO TRUST

+23442827

PROPERTY OF COOK COUNTY CLERK'S OFFICE

END OF RECORDED DOCUMENT