

UNOFFICIAL COPY

23 479 521

This Indenture Witnesseth, That the Grantors Jerry Rusin and
Nancy Rusin his wife, and Robert Rusin a bachelor

of the County of Cook and the State of Illinois for and in consideration
of Ten and No/100 Dollars,

and other good and valuable consideration in hand paid, Convey.....and Warrant.....unto

NORTHWEST NATIONAL BANK of Chicago, a national banking association, of Chicago, Illinois, its successor
or successors as Trustees under the provisions of a trust agreement dated the 5th day of December

1976 known as Trust Number 1709, the following described real estate in the County of
Cook and State of Illinois, to-wit:

Lot 19 in Block 3 in Winslow, Jacobsen and Tallman's
Subdivision of the North East 1/4 of the North East 1/4
of Section 1, Township 39 North, Range 13 East of the
Third Principal Meridian, in Cook County, Illinois.

formerly known as 1525 N. Maplewood Ave., Chicago, Ill.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 4, REAL
ESTATE TRANSFER TAX ACT.

5-10-76 S. UDOVIC
DATE SIGNATURE

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TO HAVE AND TO HOLD the said premises with the covenants, upon the trusts and for 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 resubdivide said property as often as desired, to contract to sell or 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 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 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 sell or
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 con-
dition," or "with limitations," or words of similar import, in accordance with the statute in such cases 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 hereunto set their hand S. and

seal this 3rd day of July 19 76

This instrument was prepared
by MORRIS I. CONNER, 10 N. Clark St
Chicago, Ill. 60602

Nancy Rusin (SEAL)

Robert J. Rusin Seal
Jerry Rusin (SEAL)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
e SEC. 200.14 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE

PARAGRAPH
ESTATE TRANSFER TAX ACT
SECTION 4, REAL
ESTATE TRANSFER TAX ACT

23 479 521

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UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook) SS.

John & Conner

a Notary Public in and for said County, in the State aforesaid, do hereby certify that JERRY RUSIN, Nancy Rusin, his wife and
ROBERT RUSIN

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 Notarial

32 day of May
John & Conner



MY COMMISSION EXPIRES 7/76

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAY 19 2 39 PM '75

William H. Conner
Notary Public

*23479521

Box 246
Trust No. 1709

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

John & Conner
TO
NORTHWEST NATIONAL BANK OF CHICAGO
IRVING PARK AND CICERO AT MILWAUKEE
TRUSTEE

NWNB

END OF RECORDED DOCUMENT