

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 1990
SEPTEMBER, 1967

DEED IN TRUST

(ILLINOIS)

23 498 872

MAY 25 1976

1976 MAY 25 12 14

101

(The Above Space For Recorder's Use Only)

THE GRANTOR TESSIE SKWAREK, a widow,

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 s and (WARRANT/QUIT CLAIM)* unto

FRANK W. SKWAREK, 4452 S. Western Avenue of

Chicago, Ill., as Trustee under the provisions of a trust agreement dated the 21st day of May

19 76 and known as Trust Number 1 (hereinafter referred to as "said trustee," regardless of the number

of trustees.) and unto 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: Lot 25 in Block 8 in Mcintosh

Brothers Western Avenue Boulevard Addition a Subdivision of Blocks 1 to 8 in

Igleharts Subdivision of the East Half of the South East Quarter of Section 1,

Township 38 North, Range 13, 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 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, 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 praesenti or in futuro, and upon any terms and for any

period or periods of time, not exceeding in the case of any single demise the term of 198 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 that 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, for 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, that such conveyance or other instrument

was executed in accordance with the trusts, conditions and limitations contained in the 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 him 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 an 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 aforesaid has hereunto set her hand, and seal, this 21st

day of May, 19 76.

Tessie Skwarek (SEAL) (SEAL)

(SEAL) (SEAL)

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State afore-

said, DO HEREBY CERTIFY that Tessie Skwarek, a widow,

personally known to me to be the same person whose name is subscribed

to the foregoing instrument, appeared before me this day in person, and acknowledged

that she signed, sealed and delivered the said instrument as her 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 21st day of May, 19 76

Commission expires May 12, 19 77

Joseph A. Zygmuntowicz, NOTARY PUBLIC

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

THIS INSTRUMENT WAS PREPARED BY: JOSEPH A. ZYGMUNTOWICZ, 5616 South Pulaski Road,

Chicago, Illinois 60629

JOSEPH A. ZYGMUNTOWICZ

5616 South Pulaski Road

Chicago, Illinois 60629

ADDRESS OF PROPERTY:
4452 S. Western Avenue

Chicago, Illinois 60609
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THE DEED.

SEND SUBSEQUENT TAX BILLS TO:
Frank W. Skwarek, Trustee
4452 S. Western Ave.
Chicago, Illinois 60609

MAIL

10.00

AFFIX RIDERS OR REVENUE STAMPS HERE
EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 4, REAL ESTATE TRANSFER TAX ACT

Buyer, Seller or Representative
Frank W. Skwarek

May 21, 1976
Date

DOCUMENT NUMBER
23498872

END OF RECORDED DOCUMENT