

UNOFFICIAL COPY

DEED IN TRUST

23 635 648

64-75-934

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors,  
MAX ZAJAC AND TESSIE ZAJAC, 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 unto the MARQUETTE  
NATIONAL BANK, a National Banking Association of Chicago, Illinois, as Trustee under the  
provisions of a trust agreement dated the 3rd day of AUGUST 1976, known  
as Trust Number 7405, the following described real estate in the County of COOK  
and State of Illinois, to-wit:

LOT 1 IN CHARLES HULL EWING'S RESUBDIVISION OF LOTS 1 TO 48 IN BLOCK 3 IN  
AVONDALE A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 24,  
TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS

10.00

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, 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, to grant options to purchase, to sell or lease, 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 do, execute, 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 lease to com-  
mence in present or 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 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 or any 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 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 permitted 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, mortgage, 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 it, 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 limitations," or words  
of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 S aforesaid have hereunto set THEIR hand S and seal  
this 3rd day of AUGUST 19 76

Max Zajac (Seal)  
MAX ZAJAC

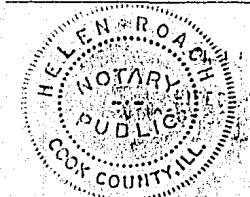
Tessie Zajac (Seal)  
TESSIE ZAJAC

(Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY ALBERT NOVOSELSKY, 7 SO. DEARBORN STREET  
CHICAGO, ILLINOIS 60603

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 MAX ZAJAC, AND TESSIE ZAJAC, HIS WIFE



personally known to me to be the same person S whose name S 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 vol-  
untary 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 3rd day of AUGUST 19 76

Helen Roach  
Notary Public

ADDRESS OF GRANTEE:  
Marquette National Bank  
6316 S. Western Ave.  
Chicago, Ill. 60636  
Box 600

2605-07 WEST 65th STREET  
CHICAGO, ILLINOIS 60629  
For information only insert street address of  
above described property.

19-24-219-019

64 75 934 LATER DATE

3952  
CO. NO. 012  
20083  
STATE OF ILLINOIS  
REAL ESTATE TRANSACTIONS  
DEPT. OF REVENUE  
23 635 648

Mail to →

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

SEP 14 '76 3 04 PM

*Sidney R. Wilson*

RECORDER OF DEEDS

\* 23635648

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT