

UNOFFICIAL COPY

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25-29-312-030

STATE OF ILLINOIS
DEED INSTRUMENT RECORD
Dec 10 10 on AM '76
WARRANTY

23-742 954

RECORDER OF DEEDS
*23742954

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors JOHN C. CHOLEWA AND PATRICIA M. CHOLEWA, HIS WIFE, AND ROY CORRIGAN, PATRICIA CORRIGAN AND MARGARET CORRIGAN and Patricia Cholewa, of the County of Cook and State of Illinois for and in consideration of \$10,000 and 10/100ths of the said land, 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 25th day of October, 1976, known as Trust Number 31792, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 28 (except the North 19 feet thereof) and the North 20 feet of Lot 27 in Block 3 in W.P. Kaiser and Company's Fairland Subdivision of the East Half of the Northeast quarter of the South West quarter and the Northwest quarter of the Southeast quarter of Section 29, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

10.00

(Permanent Index No.: _____)

DO 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 plat therefor; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on 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 to commence in the present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases then in effect in 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 same, or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute the same, or any part of the reversion and to execute contracts to execute any right, title or interest in or about or easement 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 to whom the real estate or any part thereof shall be conveyed, be held, bound or prejudiced by the trustee, be obliged to see that the terms of the trust have been complied with, or to be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to acquire into any of the terms of the trust agreement; and every deed, lease, mortgage, purchase, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person dealing with or claiming under any such conveyance, lease or other instrument, (a) that no part of the delivery thereof the trust created thereon and by the trust agreement was at full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in the trust agreement or in any amendments thereto, and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and all of the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are duly vested with all the title, estate rights, powers, authorities, duties and obligations of the trustee, his or their predecessor or predecessors in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them shall be only in the present, earnings, and the profits arising from the sale, mortgage or other disposition of the real estate, 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 present, earnings, profits and proceeds thereof as aforesaid.

If the title in 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 instrument, the words "in trust," or "upon condition," or "with limitations," or "under a similar import," in accordance with the statute in such case made and provided.

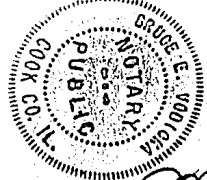
And the said grantor, hereby expressly waives, and releases, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, JOHN C. CHOLEWA, PATRICIA M. CHOLEWA, ROY CORRIGAN, PATRICIA CORRIGAN AND MARGARET CORRIGAN hereunto set their hands, and seal, this 10th day of November, 1976.

John C. Cholewa (SEAL) Patricia Corrigan (SEAL)
Patricia M. Cholewa (SEAL) Margaret Corrigan (SEAL)
Roy Corrigan Patricia Cholewa
ROY CORRIGAN PATRICIA CHOLEWA

State of Illinois ss. I, BRUCE B. VODICK, a Notary Public in and for said County, in the County of COOK, do hereby certify that JOHN C. CHOLEWA, PATRICIA M. CHOLEWA, ROY CORRIGAN, PATRICIA CORRIGAN AND MARGARET CORRIGAN AND PATRICIA CHOLEWA

personally known to me to be the same person, 5 whose name S are 5 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 15th day of November, 1976.



Bruce B. Vodick
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
Box 132

12441 S. Alhambra, Cal. Pk.
For information only insert street address of above described property.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
26.00
\$26.00

THIS INSTRUMENT PREPARED BY
B.E. VODICK, 16 S. ARL. HTS. R.D. MEL. HTS.

23 742 954

END OF RECORDED DOCUMENT