

WARRANTY-DEED IN TRUST

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JAN-6-77 3 08 200 23770735 u A Rec 10.00
The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Fred Kovach and Ethel Kovach, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of ten Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto OAK BROOK BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 30 day of Dec. 19 76, and known as Trust Number 8-1280 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 19 and 20 in Block 1 in Oliver Salinger and Company's Crawford Avenue and 55th Street Subdivision, being a subdivision of that part of the South East 1/4 of the South East 1/4 of Section 10, Township 38 North, Range 13 East of the Third Principal Meridian, lying South of the Indiana Harbor Belt Railroad right of way in Cook County, Illinois

This Deed was prepared by Robert S. Wayt
102 S. Washington St., Hinsdale, Ill.

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, ways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, in order to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said 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 said Trustee, to donate, to dedicate, in mortgage, or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in any period or periods of time and to amend, change or modify leases and the terms and provisions hereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and 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 real estate, 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 appurtenant to said real estate or any part thereof, and to deal with 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 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 or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed or acted by the said, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or the obligation to see that the terms of this trust are complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such instrument.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said Cook County, the entire legal and equitable title in fee simple, in and to all of the above real estate.

If the title to any of the above real estate is now or hereafter registered, The Registrar of Titles is hereby directed 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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, aforesaid has hereunto set his and her hand and seal this 30 day of December 19 76
Fred Kovach [SEAL] Ethel Kovach [SEAL]
Fred Kovach [SEAL] Ethel Kovach [SEAL]

State of Illinois } ss. I, Robert S. Wayt a Notary Public in and for said County,
County of COOK do hereby certify that FRED KOVACH
AND ETHEL KOVACH



personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as 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 30 day of DEC. 19 76.
Robert S. Wayt
Notary Public

PLEASE RETURN TO: **Oak Brook Bank**
2021 SPRING ROAD • OAK BROOK, ILLINOIS 60521
MEMBER FDIC

4056 West 54th Street
For information only insert street address of above described property.

10.00

This space for affixing Riders and Revenue Stamps

Exempt under provisions of Paragraph C, Section 4, Real Estate Act of 1937

1/5/77 Oliver Salinger
Date By: Oliver Salinger, or representative

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