

UNOFFICIAL COPY

DEED IN TRUST

1975 JUN 23 AM 11:22 23 123 585

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor 17126 • 23123585 • A — Rec

ROBERT CZOP and LILLIAN E. CZOP, his wife
of the County of Cook and State of Illinois for and in consideration
of Ten Dollars, and other good
and valuable considerations in hand paid, Convey and Warrant unto the MARQUETTE
NATIONAL BANK, a National Banking Association of Chicago, Illinois, as Trustee under the
provisions of a trust agreement dated the 4th day of June 1959, known
as Trust Number 1296, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lot 3 in Blaha's Subdivision of Lot 43 in Robert
Bartlett's Green Fields and Lot 3 in Twp's Subdi-
vision of part Lot 45 in Robert Bartlett's Green
Fields, a Subdivision in Section 26 and Section 27,
Township 38 North, Range 12 East of the Third Prin-
cipal Meridian, in Cook County, Illinois.

This instrument prepared by
Robert Czop
5504 West 79th Street
Burbank, Illinois 60459

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 redivide 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, in lease and premises, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single dwelling the term of 99 years, and to renew or extend (lease) 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, as aforesaid or to encumber 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 connected therewith in 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 might be lawful for any person holding the same to deal with the same, whether similar to or different from the acts aforesaid, 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 hereover 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 testify to the title of his terms of said trust agreement, and every deed, trust deed, mortgage, or other instrument executed by said trustee in relation to said premises 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 made in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some law then in effect and binding upon all beneficiaries hereunder, (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, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, administration, duties and obligations of fit, 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.

And the said grantor hereby expressly waives and releases any and all right or benefits 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, Robert Czop and Lillian E. Czop hereunto set their hands and seals this 18th day of June 1975

(Seal)

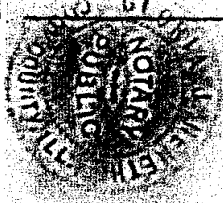
Robert Czop (Seal)

(Seal)

Lillian E. Czop (Seal)

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 Robert Czop and Lillian E. Czop, his wife



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 and official seal this 18th day of JUNE 1975

GLORIA J. NEMETH
My Commission Expires August 20, 1978

ADDRESS OF GRANTEE

Marquette National Bank
6316 N. Western Ave.
Chicago, Ill. 60636
Box 600

Grantor, Oak Grove Avenue, Justice,
For information only (does not address of Illinois
above described premises)

Exempt under provisions of Paragraph 1 of
Real Estate Transfer Tax Act
6-27-75
Date
Buyer, Seller or Beneficiary



23123585

OF RECORDED DOCUMENT