

UNOFFICIAL COPY

DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor 19124 23123586 A

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 Trustees under the provisions of a trust agreement dated the **4th** day of **June** 19 **59**, known as Trust Number **1296**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Let numbered **Five Hundred Eleven (511)** and Let numbered **Five Hundred Twelve (512)** in **Frank De Lough's Eighty-Seventh Street Highlands Subdivision**, being a Subdivision of the North Half (1/2) of the North East Quarter (NE 1/4) of Section **Five (5)**, Township **Thirty-Seven (37) North**, Range **Thirteen (13)**, East of the Third Principal Meridian, in **Cook County, Illinois**.

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

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 receive, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to reconvey 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 to be named, and to grant to such successor or successors in trust all of the title, estate, power and authority vested in said trustee, to deduct, disburse, 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 successors in perpetuity or for a term of years, 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 premises and to contract respecting the manner of filing the amount of present or future rentals, to purchase or to exchange said property, or any part thereof, for other real or personal property, to grant encumbrances or charges of any kind, to release, convey or assign, any title, title or interest in or about or incident 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 should be lawful for any person owning the same to do 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 to the application of any purchase money, cash, or money borrowed or advanced on said premises, or be obliged to see that the terms of the deed or lease have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged in any way to inquire into any of the terms of said trust agreement and cover deed, trust deed, mortgage, lease or other instrument covered by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon an assignment, 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 assignment or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all parties thereto, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and (d) if the encumbrance made in a successor or successor in trust, that such successor or successors shall have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee 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, profits 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 so much, but only an interest in the earnings, profits 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 receive or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," or words of 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 Robert Czop and Lillian E. Czop hereunto set their hand, seal and seal this 18th day of June 19 75.

(Seal) Robert Czop (Seal)
(Seal) Lillian E. Czop (Seal)

State of Illinois ss. 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 person whose name is 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 18th day of June 19 75.
GLORIA J. NEMETH
Notary Public

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

Yacant- 8927 So. Austin Ave.,
For information only insert street address of Oak Lawn, Ill. above described property.

Exempt under provisions of Illinois Real Estate Transfer Tax Act 6-21-75

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Handwritten initials/signature

23123586

RECORDED DOCUMENT