

UNOFFICIAL COPY

DEED IN TRUST

SEP 19 PM 1 45 23 227 601
SEP-1975 85 617 23047601 4 A 501

FORM 14 (EFFECTIVE 1-1-75)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor CAROL LUCZAK, a single woman, 29 So. LaSalle St., Chicago, Illinois 60603

of the County of Cook and State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quitclaims unto UNION NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of April 19 75, known as Trust Number 2290, the following described real estate in the County of Cook and State of Illinois, to-wit:

lots 157, 158, 159, 160, 161, 162, 187, 188, 189 and 190 in Hillcrest Subdivision 2nd Addition being a Subdivision of part of the South Half of the Northwest Quarter and part of the West 60 acres of the West Half of the Southwest Quarter all in Section 36 Township 36 North Range 13 East of the Third Principal Meridian all in Cook County Village of Hazelcrest, Illinois.

SUBJECT TO: General Real Estate Taxes for 1975 and subsequent years; covenants, conditions, easements and restrictions of record

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, boulevards or alleys and to create any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to lease, to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a trustee 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, to lease, said property 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 demise the term of ten years, and to renew or extend such 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 purchase lands and options to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of present or future rentals, to purchase or exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind to persons, to convey any right, title or interest in or about or easement appurtenant to said premises or any part thereof, not to do with said property and any part thereof in all other ways and for such other considerations as it would be lawful for any person, acting the same to deal with the same, whether similar to or different from the ways herein specified, at any time or times hereafter.

In no case shall any party dealing with said trustee or successor in said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or otherwise disposed of, be obliged to see to the application of any purchase money, rent, or money hereunder or obtained 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 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 receiving title or claiming under any such conveyance, lease or other instrument, and 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, and 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 agreement in that behalf made and binding upon all beneficiaries hereunder, and that said trustee was duly authorized and empowered to execute and deliver a copy of each deed, trust deed, lease, mortgage or other instrument and all of the conveyance made to a successor or successors in trust in that behalf made and binding upon all beneficiaries hereunder, and all of the conveyance made to a successor or successors in trust in that behalf made and binding upon all beneficiaries hereunder, and all of the conveyance made to a successor or successors in trust in that behalf made and binding upon all beneficiaries hereunder.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the separate, undivided 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 proceeds thereof and no other interest 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 register of title any mortgage, trust deed, or other instrument in that behalf made and binding upon all beneficiaries hereunder of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, and releases, 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, in otherwise.

In Witness Whereof, the grantor, Carol Luczak, appeared by S. Mann, her agent, on this 15th day of September, 1975.

(Seal) Carol Luczak (Seal)

THIS INSTRUMENT PREPARED BY: David S. Mann, Mann, Cogan, Sklar, Lerman, 29 South LaSalle Street, Chicago, Illinois 60603

State of Illinois)
County of Cook)
woman)
Nancy M. Oswald)
Notary Public in and for said County, in the State of Illinois, do hereby certify that Carol Luczak, a single woman

personally known to me to be the same person, whose name is Carol Luczak, the foregoing instrument, appeared before me this day in person and she signed, sealed and delivered the said instrument to me, and she acknowledged to me that she executed the same for the uses and purposes therein set forth, including the payment of the purchase money therefor, on this 15th day of September, 1975.

(Seal) Nancy M. Oswald (Seal)

GRANTEE'S ADDRESS **BOX 14**
UNION NATIONAL BANK OF CHICAGO

This state for affixing Indenture and Revenue Stamps
This transaction is exempt under paragraph (e) of Section 4 of the Illinois Real Estate Transfer Act.
Dated: September 15, 1975

David S. Mann
Agent of Buyer

END OF RECORDED DOCUMENT