UNOFFICIAL COPY

DEED IN TRUST

QUIT CLAIM

1975 DEC 15 AM 9 45 23 325 613

5.10

THIS INDENTURE WITNESSETH, That the Grantor
HELEN NOVAK, A WIDOW AND NOT SINCE REMARRIED (FORMERLY KNOWN AS HELEN PIESZCHALA)
of the County of Cook and State of Illinois for and in consideration of Ten and No/100 * * * * * * * * * * * * * * * * * * * dollars, and other good and valuable considerations in hand paid, Convey s and Quit Claim s unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 10th day of December, 19 75, known as Trust Number 30771, the following described real estate in the County of Cook and State of Illinois, to-wit:
LOT THIRTEEN AND THE NORTH HALF OF LOT FOURTEEN IN BLOCK TWO IN Mc MAHANS SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION TWENTY FOUR, TOWNSHIP THIRTY NINE NORTH, RANGE THIRTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS-------

5.00 MAIL

(Permanent Index No.: 16-24-401-013-0000)

TO HAVE AND TO HOLD the said estate with the 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 said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to resubdivide said premises as often as desired, to contract to sell or exchange, to grant options to purchase, 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 said trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, 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 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, to partition or to exchange said premises or any part thereof, to release, convey or assign 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, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries thereunder, (c) that the 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 in trust that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only an the proceeds, earnings and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to all or any part of said real estate on such, but only an interest in the proceeds, earnings, avails 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 register 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 s hereby expressly waive s and release s 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 s hereunto set her hand s and seal s this 10th day of December, 19 75

Helen Novak (SEAL)
Helen Novak (Formerly known as
Helen Pieszchala (SEAL)
Helen Pieszchala

(SEAL)

(SEAL)

THIS INSTRUMENT WAS DRAFTED BY
ALBERT NOVOSELSKY, SUITE 1316
7 SO. DEARBORN STR, CHICAGO, ILL
60603

State of Illinois
County of Cook } ss

I, Albert Novoselsky, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Helen Novak, a widow and not since remarried, formerly known as Helen Pieszchala

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 she signed, sealed and delivered the said instrument as her 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 10th day of December, 19 75

Albert Novoselsky
Notary Public

ALBERT NOVOSELSKY
SUITE 1316 - 7 SO. DEARBORN STR
CHICAGO, ILLINOIS 60603

1619 So. Fairfield Ave.,
Chicago, Illinois 60608
For information only insert street address of above described property.

ADDRESS OF GRANTEE 1A BALLE AND ADAMS CHICAGO ILL.

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT--PAR. E SECTION 4
DATED THIS 10th DAY OF DECEMBER, 1975
Albert Novoselsky

Document Number 23325613

16-9

END OF RECORDED DOCUMENT

Property of Cook County Clerk's Office