

UNOFFICIAL COPY

24530255

This Indenture Witnesseth, That the Grantor RONALD M. ABRAKOWICZ and CHERYL S. ABRAKOWICZ,

of the county of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement dated the 2nd day of AUGUST 19 77 known as Trust Number 4371 the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL I:

Lot 13 in Woodcrest Resubdivision, being a resubdivision of Woodcrest Subdivision in the southeast 1/4 of Section 4, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL II:

Easement for ingress and egress for the benefit of Parcel 1, as set forth in Plat of subdivision recorded March 30, 1976 as document number 23433484 and amended by Plat of resubdivision recorded September 17, 1976 as document number 23641278.

Grantor's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

TO HAVE AND TO HOLD the said premises with the covenances, 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 acquire, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to trace 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 dedicate, to mortgage, to lease, to grant otherwise, to encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange 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 claim or claimant's interest 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 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 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 borrowed 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 beneficiary 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 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 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 beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 it, 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.

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 "limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive and release 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(s) aforesaid by us hereto set their hands and seal on this 5 day of July 19 78

(SEAL) Ronald M. Abrakowicz Cheryl S. Abrakowicz (SEAL)
(SEAL) _____ (SEAL)

MAILED TO THIS DOCUMENT PREPARED BY:
JOHN J. BRESINHAM
6006 W 159 ST.
OAK FOREST, ILL 60457



EXEMPT UNDER PROVISIONS OF PAR 2 SEC 4 OF REAL ESTATE TRANSFER TAX ACT 8/12/78 John J. Bresinham, atty.

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JUL 12 1951

STATE OF ILLINOIS
COUNTY OF COOK

JOHN J. BRIDGEMAN
JUL-12-51 98106 24530255 - REC

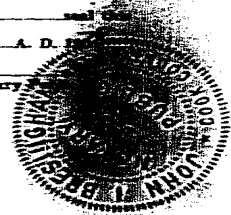
10.15

a Notary Public in and for said County, in the State aforesaid, do hereby certify that RONALD M. ABRAMOWICZ and CHERYL S. ABRAMOWICZ,

personally known to me to be the same person(s) whose name(s) 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 seal this

5th day of July
John J. Bridgeman
Notary



10⁰⁰ MAIL

24530255

Deed in Trust

WARRANTY DEED

TO
THE FIRST NATIONAL BANK OF
EVINGREEN PARK
1101 WABY OPTH STREET
EVINGREEN PARK, ILL.
TRUSTEE

Property of Cook County Clerk's Office