

66-28-245J

1957



24 596 293

DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, JAMES L. KULPINSKI AND PATRICIA L. KULPINSKI, HIS WIFE, AND, JOHN H. STARK AND MELBA E. STARK, HIS WIFE, 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 Quit Claim unto the DEVON BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 9th day of May 1978, known as Trust Number 3381 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 78 in Orieger's Subdivision Unit Number 3, being a Resubdivision in the South Section of Alexander Robinson's Reserve in Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County Illinois.

10.00

THIS INSTRUMENT PREPARED BY: PAYSOFF TINKOFF, JR. 4325 N. LINCOLN ST., CHICAGO, ILL. 60618

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, lease, protect and subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to grant to said trustee, to sell, to lease, to convey either with or without consideration, to trust all of convey said premises or any part thereof to a trustee or trustees in trust and to grant to such trustee or trustees in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to lease, to mortgage, pledge or otherwise encumber said premises, 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 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 grant options to modify leases and the terms and provisions thereof at any time or times hereafter, to lease, 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 making 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 changes of any kind to persons, convey or assign any right, title or interest in or about or easement 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 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 rent or money borrowed or advanced on said premises, or be obliged to see to the possession of any purchase money, 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 relying upon or claiming under any such mortgage, lease or other instrument. (a) that at the time of the delivery thereof the trust created by this instrument and by all trust agreements contained in this instrument and in all trust agreements or in some agreement thereof and binding upon all beneficiaries thereunder, (b) that said trustee was duly authorized and empowered to execute and deliver every deed, trust deed, mortgage or other instrument and (c) 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 the, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be solely 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 Register of Titles is hereby directed not to register or note in the records of this or any other jurisdiction, 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 grantors hereby covenant, warrant and release unto and to their heirs, assigns 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 grantors hereunto set their hands and seals this 9th day of May 1978.

James L. Kulpinski (Seal) John H. Stark (Seal)
Patricia L. Kulpinski (Seal) Melba E. Stark (Seal)
JAMES L. KULPINSKI JOHN H. STARK
PATRICIA L. KULPINSKI MELBA E. STARK

State of Illinois, ss. Paysoff Tinkoff, Jr., Notary Public in and for said County, in County of Cook, do hereby certify that James L. Kulpinski and Patricia L. Kulpinski, his wife, and, John H. Stark and Melba E. Stark, 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 9th day of May 1978.



This space for affixing stickers and Revenue stamps. Exempt under Provisions of Paragraph 4, Section 4, Real Estate Transfer Act. May 9, 1978. Attorney for Grantors

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9246-48 Hill Lane, Schiller Park, Ill. For information only insert street address of above described property.

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

AUG 23 10 49 AM '78

James H. [Signature]
RECORDER OF DEEDS

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Property of Cook County Clerk's Office