

24728224

**This Indenture Witnesseth That the Grantors**  
 \_\_\_\_\_  
 ROBERT L. DEJKA and THERESJA DEJKA, his wife,  
 \_\_\_\_\_  
 of the County of Cook and the State of Illinois for and in consideration of  
 \_\_\_\_\_ Ten (\$10.00) Dollars,  
 and other good and valuable consideration in hand paid, Convey \_\_\_\_\_ and Warrant \_\_\_\_\_ unto BANK OF  
 ELK GROVE, an Illinois State Bank, 100 East Higgins Road, Elk Grove Village, Illinois, its successor or successors as  
 Trustee under the provisions of a trust agreement dated the 6th day of November 1978 known as  
 Trust Number 1671, the following described real estate in the County of Cook  
 and State of Illinois, to-wit: Per "RIDER" Attached.

R I D E R

That part of Lots 2 to 7, both inclusive, in Block 1 in the subdivision of part of the West half of the Southeast Quarter of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Southwesterly line of Avondale Avenue, and the West line of North Kimball Avenue, running thence Northwesterly along the Southwesterly line of said Avondale Avenue, 184.43 feet; thence Southwesterly at right angles to the Southwesterly line of Avondale Avenue, 15.05 feet; thence Southerly 26.11 feet to a line which is 38 feet Southwesterly and parallel with the Southwesterly line of said Avondale Avenue; thence Southeasterly along last mentioned line, 99.15 feet, to a line which is 80 feet West of and parallel with the West line of North Kimball Avenue; thence South along last mentioned line 24.17 feet to the North line of West Henderson Street; thence East along the North line of said West Henderson Street, 80 feet to the West line of North Kimball Avenue; thence North along the West line of said North Kimball Avenue, 9.60 feet, to the place of beginning, in Cook County, Illinois.

24728224  
Recorder's Office



# UNOFFICIAL COPY

I hereby declare that this Deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Illinois Real Estate Transfer Act.

Dated this 6th day of November, 1978.

*Karl L. Felbinger*  
Karl L. Felbinger

Permanent Real Estate Index No. 13-23-405-056

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, enlarge, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 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 leases to commence in present or in futuro, and upon any terms and for any period or periods, the term 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, to grant to such successor or successors in trust the right to lease 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 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 be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that 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 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 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 trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries therein, (c) that said 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 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 cases 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(s) aforesaid have hereunto set their hand and seal on this

6th day of November, 1978

(SEAL) X *Theresia Dejka* X *Robert L. Dejka* (SEAL)  
THERESIA DEJKA ROBERT L. DEJKA

This instrument was prepared by:  
Karl L. Felbinger, Esq.  
Karr, Moran and Felbinger, Ltd.  
30 North LaSalle Street, Suite 2626  
Chicago, Illinois 60602

24728224



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1978 NOV 20 AM 11:41

NOTARY PUBLIC IN AND FOR SAID COUNTY ILLINOIS

RECORDER

*Shirley Miller*

STATE OF ILLINOIS

SS.

Patricia Jensen

COUNTY OF COOK

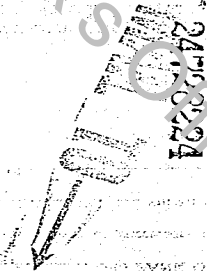
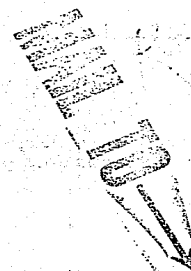
Notary Public in and for said County, in the State aforesaid, do hereby certify that

ROBERT L. DEJKA and THERESIA DEJKA, 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 notarial seal this 6th day of November, 1978.

*Patricia Jensen*



Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

3372 AVONDALE

CHICAGO, ILLINOIS

Bank of Elk Grove

TRUSTEE

100 East Higgins Road

ELK GROVE VILLAGE, ILLINOIS 60007

RECORDED DOCUMENT