

24764891

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This Indenture Witnesseth That the Grantor (s) JOYCE ANNE POLIVKA, a never married woman

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars,

and other good and valuable considerations in hand, paid, Convey S and Quit-Claim S unto HELEN E. STEPP

as Trustee under the provisions of a trust agreement dated the 1st day of May 1976 known as Trust Number 1 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

11.00

WV-1000

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, highways or a levy 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 praesenti or in futuro, and upon any terms and for any period or periods of time, 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 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 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 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 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 thereto and binding upon all beneficiaries thereunder, (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 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 predecessors 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 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 aforesaid has hereunto set her hand and seal this 1st day of December 1978

(SEAL) Joyce Anne Polivka (SEAL)  
JOYCE ANNE POLIVKA (SEAL)

THIS INSTRUMENT WAS PREPARED BY  
MARTIN K. BLONDER 55 East Monroe Street  
Name Address  
ROSENTHAL AND SCHANFIELD Chicago, Illinois 60603

Exempt under provisions of Paragraph 42, Section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Representative  
Date

STATE OF ILLINOIS {  
COUNTY OF COOK {

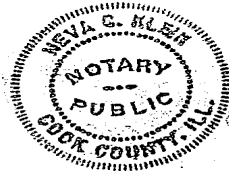
ss. I, NEVA C. KLEIN

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that:  
JOYCE ANNE POLIVKA

\_\_\_\_\_ who is  
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 1st day  
of December 19 78

*Neva C. Klein*  
Notary Public.



My Commission Expires Sept. 22, 1982

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Property of Cook County Clerk's Office

PARCEL 1: Unit No. 2 South as delineated on survey of the following described real estate (hereinafter referred to as "Parcel"):

Loc. 9 in Grey and Braese's Resubdivision of Block 1 in the Subdivision of Blocks 1, 8, 9, 10, 11, 14, 15 and 16 in Bogue's Addition to Oak Park, being a subdivision of the East half of the South East quarter and the East one third of the West half of said South East quarter of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated December 1, 1978, and known as Trust No. 38940, and recorded in the Office of the Cook County Recorder of Deeds as document no. 24764889 together with an undivided 16 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

PARCEL 2: Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants dated Dec 1, 1978 and recorded in the Office of the Cook County Recorder of Deeds as document no. 24764889 (hereinafter referred to as "Declaration"), said Declaration being incorporated herein by reference thereto, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the benefit of the remaining property described therein.

EXHIBIT A

Property of Cook County's Office  
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# UNOFFICIAL COPY

PARCEL 1: Unit No. Garage 4 as delineated on survey of the following described real estate (hereinafter referred to as "Parcel"):

Lot 9 in Grey and Braese's Resubdivision of Block 1 in the Subdivision of Blocks 1, 8, 9, 10, 11, 14, 15 and 16 in Bogue's Addition to Oak Park, being a subdivision of the East half of the South East quarter and the East one third of the West half of said South East quarter of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated December 1, 1978, and known as Trust No. 38940 and recorded in the Office of the Cook County Recorder of Deeds as document no. 24764887, together with an undivided .8 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

PARCEL 2: Part of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants dated Dec 1, 1978 and recorded in the Office of the Cook County Recorder of Deeds as document no. 24764887 (hereinafter referred to as "Declaration"), said Declaration being incorporated herein by reference thereto, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the benefit of the remaining property described therein.

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EXHIBIT A

END OF RECORDED DOCUMENT