

# UNOFFICIAL COPY

DEED IN TRUST

1978 DEC 18

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24768145

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **JOYCE POLIVKA**, a never married person, of the County of **COOK** State of **Illinois**, for and in consideration of the sum of **TEN** Dollars (\$ **10.00** ), in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey **and** **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the **1st** day of **November 1978**, and known as Trust Number **45064**, 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

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

Date 12/15/78 Buyer, Seller or Representative M. Blumer



This instrument prepared by: Martin K. Blonder, Esq., Rosenthal and Schanfield, 55 E. Monroe - Suite 4620, Chgo. 60603  
 Sc 2-22-02  
 UNIT C

**TO HAVE AND TO HOLD** the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate 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 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, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease 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, any options to renew leases and options to purchase the whole or any part of the reversion and to contract reconveying the manner of fixing the amount of price or future rentals, to partition or to exchange said real estate, 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 appurtenant to said real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

I, the said grantor, hereby expressly waive, release, and relinquish, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 14th day of December, 19 78.

[SEAL] Joyce Polivka [SEAL]  
[SEAL] [SEAL]

STATE OF Illinois )  
COUNTY OF Cook ) ss. NEVA C. KLEIN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOYCE POLIVKA is a person whose name is subscribed to the foregoing instrument, appeared before me, and acknowledged that she signed, sealed and delivered the same as her free and voluntary act, for the uses and purposes therein set forth, including the release of the same.

GIVEN UNDER MY HAND AND SEAL this 14th day of December, A.D. 19 78  
Neva C Klein  
Notary Public

My commission expires Sept. 22, 1982

American National Bank and Trust Company of Chicago  
Box 221

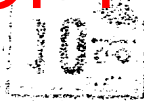
For information only insert street address of above described property.  
Box 97

This space for affixing Rider and Revenue Stamps

24768145

Document Number

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Property of Cook County Clerk's Office

THE EAST 10 FEET OF THE NORTHWEST 1/4 (LYING SOUTH OF LAND OF CHICAGO DISTRICT PIPE LINE COMPANY) OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF ELGIN JOLIET AND EASTERN RAILROAD) IN COOK COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 SECTION AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, FOR A DISTANCE OF 110 FEET; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION, WHICH IS 45 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN JOLIET AND EASTERN RAILROAD COMPANY; THENCE SOUTH ALONG THE SAID WEST LINE TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE RIGHT OF WAY OF THE ELGIN JOLIET AND EASTERN RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

OF RECORDED DOCUMENT