

(2)

24954660

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 ELMER'S TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of June 19 78 known as Trust Number 38330, 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

24954660

under provisions of Paragraph 4, Real Estate Transfer Tax Act. Buyer, Seller or Representative Date

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 alleys and to vacate 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, for a 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 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 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 thereof 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 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 his, or her 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 July 1978

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

UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

ss. I, Neva 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 7<sup>th</sup> day  
of July, 19 78  
Neva Klein  
Notary Public.



Property of Cook County Clerk's Office

MAY 10 1978

RECORDS & DEEDS  
COOK COUNTY, ILLINOIS

MAY-10-79 577968 24954660 A Mac 11.00

24954660



at  
mail  
box 8

TRUST No. ....

DEED IN TRUST

TO  
HARRIS TRUST AND SAVINGS BANK  
TRUSTEE  
PROPERTY ADDRESS

HARRIS TRUST AND SAVINGS BANK  
CHICAGO  
111 West Monroe Street

LEGAL REV. 6/70



# UNOFFICIAL COPY

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4, 33 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 1310.16 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4, THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST ALONG SAID LAST DESCRIBED LINE 921 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 79.95 FEET, THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST 230 FEET, THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST 435.24 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS EAST 671.51 FEET, THENCE NORTH 88 DEGREES 47 MINUTES 12 SECONDS EAST 255.11 FEET, THENCE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST 283.80 FEET, THENCE NORTH 87 DEGREES 17 MINUTES 40 SECONDS EAST 368.84 FEET, THENCE NORTH 02 DEGREES 03 MINUTES 13 SECONDS WEST 338.96 FEET, THENCE NORTH 49 DEGREES 58 MINUTES 10 SECONDS EAST 180.25 FEET TO A POINT 33 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4, THENCE SOUTH ALONG A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 557.30 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS (EXCEPT PART TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS

LOTS 1 TO 92, BOTH INCLUSIVE, AND OUTLOT "A" IN WESTCHESTER TERRACE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH CAMELOT STREET, WAVERLY AVENUE, CONCORD AVENUE, AND WATERFORD DRIVE AS DEDICATED BY SAID PLAT OF SUBDIVISION.

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EXHIBIT A

**END OF RECORDED DOCUMENT**