

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 1990
SEPTEMBER, 1967

WARRANTY DEED IN TRUST TO BE RECORDED IN ILLINOIS
FILED FOR RECORD

(ILLINOIS)
JUL 12 2 37 PM '77

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Edw. H. Wilson
RECORDER OF DEEDS

*24009192

(The Above Space For Recorder's Use Only) as joint tenants

THE GRANTOR DIMITRIJE RANCIC AND MARIJA RANCIC, his wife, as to an undivided interest in the County of Cook and State of Illinois, for and in consideration of \$1000.00 (ONE THOUSAND DOLLARS) and other good and valuable considerations in hand paid, convey unto NORTHWEST NATIONAL BANK OF CHICAGO, 3985 Milwaukee Avenue, Chicago, Ill., as Trustee under the provisions of a trust agreement dated the 3rd day of May 1977 and known as Trust Number 3903 (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 1 and 2 in Block 2 in C.N. Louck's Resubdivision of Blocks 7 and 10 in K.K. Jones Subdivision in the North 1/2 of the South West 1/4 of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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, power, 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 lease, to purchase in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any such 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 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 title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property in every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to do in 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 lease, 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 its, his or her 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 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 waive and release 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 grantors aforesaid have hereunto set their hands and seal this 13th day of May 1977.

Dimitrije Rancic (SEAL) (Dimitrije Rancic) (SEAL)
Marija Rancic (SEAL) (SEAL)
State of Illinois, County of Cook

RANCIC, his wife

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIMITRIJE RANCIC AND MARIJA 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 he 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.

Witness my hand and official seal, this 2nd day of June 1977

Notary Public
This document was prepared by Robert Dobritchianin, 2609 W. Paulina Street, Chicago, Illinois, 60659.

ALL AMERICAN BANK OF CHICAGO
3611 N. KELDIE AVE.
CHICAGO, ILL. 60618

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ADDRESS OF PROPERTY:
3514-20 N. Hamlin

Chicago, Illinois
THE ABOVE ADDRESS IS FOR MAILING PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:
ALL AMERICAN BANK OF CHICAGO
3611 N. KELDIE AVE.
CHICAGO, ILL. 60618

RECORDED IN BOOK NO. BOX 533

NO TAXABLE CONSIDERATION

AFFIX "RIDERS" OR REVENUE STAMPS HERE

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1203 OF THE CHICAGO TRANSFER TAX ACT. 7-12-77

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END OF RECORDED DOCUMENT