

UNOFFICIAL COPY

WARRANTY DEED IN TRUST, 1/17/78, Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Representative: Frank J. Bieniek, 24 287 829, 1000

THIS INDENTURE WITNESSETH, That the Grantor, Frank J. Bieniek and Josephine M. Bieniek, his mother of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars and no/100ths Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto the COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 16th day of January 1978, and known as Trust Number 23928, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 15 and 16 in Block 3 in Ira Brown's Addition to Norwood Park being a Resubdivision of Blocks 2, 3 and 4 of John M. Waites Subdivision of Land at the North West corner of Section 6, Township 40 North, Range 13, East of the Third Principal Meridian, and at the South West corner of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

This instrument was prepared by: Corinne Bek, Land Trust Dept. Cosmopolitan National Bank of Chicago 801 North Clark Street Chicago, Illinois 60610 1/16/78 Frank J. Bieniek Buyer, Seller or Agent

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 lease, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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, to lease 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 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 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 enmeshment 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 purposes 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.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under the same 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 Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described, in and to all of the real estate 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 said Trustee shall not be required to produce the said agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the real estate is in accordance with the true intent and meaning of the trust.

In Witness Whereof, the grantor aforesaid have hereunto set their hands and seal this 16th day of January 1978.

Josephine Bieniek [SEAL] Frank J. Bieniek [SEAL]

Harriet Kutalowski, Notary Public in and for said County, in the state aforesaid, do hereby certify that Frank J. Bieniek and Josephine M. Bieniek, his mother

personally known to me to be the same person whose name 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. 16 January 1978 Given under my hand and notarial seal this day of January 1978 Harriet Kutalowski Notary Public



MUST be returned to: The Cosmopolitan National Bank of Chicago Box No. 626 7137 West Schreiber Avenue, Chicago, IL. For information only insert street address of above described property.

NO TAXABLE CONSIDERATION. This space for affixing Stamps and Revenue Stamps. THE COSMOPOLITAN NATIONAL BANK OF CHICAGO. CHICAGO, ILL. 24287829

END OF RECORDED DOCUMENT