

UNOFFICIAL COPY

25521104

QUIT CLAIM  
~~DEED~~ DEED IN TRUST  
This instrument prepared by  
C. F. CHARLTON  
7521 Belmont Chgo Ill 60634  
F220 8-75

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Sidney R. Olson  
RECORDER OF DEEDS

1980 JUL 21 PH 2:39

25521104

COBK  
CO. NO. 016

67-78-215 H

THIS INDENTURE WITNESSETH, That the Grantors JAMES T. KSIAZEK, divorced & not remarried, and PATRICIA A. KSIAZEK, divorced and not remarried,  
of the County of Cook and State of Illinois for and in consideration of TEN -----00/100 Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 25th day of June, 1980, known as Trust Number 22421, the following described real estate in the County of Cook and State of Illinois, to-wit:  
LOT 4 in Residence Construction Company's First Addition a Resubdivision of the West 165 feet of the North 398 Feet of the South 695 Feet of the West 1/4 of the South East 1/4 of Section 29, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

149380  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
03.50

10.00

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

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 resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey 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 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 commence in, present or 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 199 years, and to create 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 purchase, to lease or to purchase the whole or any part of the reversion and to contract to purchase the matter of having the amount of present or future, actual, contingent 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 permitted 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, in, 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, profits 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, profits 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 issue 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 he 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 S aforesaid have hereupon set their hand S and seal S this 25th day of June 19 80.

James T. Ksiazek (Seal) Patricia A. Ksiazek (Seal)  
JAMES T. KSIAZEK PATRICIA A. KSIAZEK  
(Seal) (Seal)

State of Ill ss. I, CATHERINE CHARLTON a Notary Public in and for said County, in County of Cook do hereby certify that JAMES T. KSIAZEK and PATRICIA A. KSIAZEK, his wife

personally known to me to be the same person he whose name he are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they regard, 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.

Given under my hand and notarial seal this 25th day of June 19 80  
Catherine Charlton  
CATHERINE CHARLTON Notary Public

Pioneer Bank & Trust Company 613 Roberta Av. Northlake, Ill 60164

12-29-400-157

COOK COUNTY  
REVENUE  
DEPT. OF REVENUE  
03.50

25521104  
Document Number

END OF RECORDED DOCUMENT