

UNOFFICIAL COPY

1979 JUN 26 AM 9 27
DEED IN TRUST

Effie Kakavas 25021561

RECORDS OF DEEDS
COOK COUNTY ILLINOIS

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR JUN 20 79 6 10 160 25021561 A Rec
Effie Kakavas, a widow and not since remarried,
of the County of Cook and State of Illinois for and in consideration
of the sum of Ten and no/100ths Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and
Warrant S unto BRIDGEVIEW BANK AND TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a
certain Trust Agreement, dated the 11 day of May 19 79, and known as Trust Number 1-0679
th following described real estate in the County of Cook and State of Illinois, to-wit:

10.00

Lot 35 (except the West 132 feet) in Frederick H. Bartlett's Harlem Avenue and
71st Street farms 1st Addition, a Subdivision of the West 1/2 of the North East
1/4 of the South East 1/4 of Section 25, Township 38 North, Range 12, East of
the Third Principal Meridian, in Cook County, Illinois.***

25021561

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 and 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, to lease to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in
the case of any single demise the term of 199 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 out 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 dedicate, 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 trust have been complied with, or be obliged to inquire into the authority, 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, or any successor
in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 the covenants contained in this Indenture and in said Trust Agreement or in all amendments
thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank and Trust Company individually or as Trustee, nor its successor or
successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree, or any award of or by or for it or its agents or attorneys may do or omit to do in or
about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, 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 the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of
the Trustee, in 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 whatsoever 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Bridgeview
Bank and Trust Company 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 file 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 usual practice in such a case made and provided.

And the said grantor hereby expressly waives, releases, and conveys, and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for
exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal on this 11th day of May 19 79

Effie Kakavas (SEAL) Effie Kakavas (SEAL)
Effie Kakavas (SEAL)

STATE OF Illinois I, Linda L. Fox a Notary Public in and for said
County of Cook County, in the State aforesaid, do hereby certify that
Effie Kakavas, a widow and not since remarried,



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 11th day of May A.D. 19 79
Linda L. Fox Notary Public
My commission expires April 5, 1981

GRANTEE:
BRIDGEVIEW BANK AND TRUST COMPANY
7940 South Harlem Avenue
Bridgeview, Illinois 60455

7532 S. Octavia, Bridgeview, Illinois
For information only insert street address of
above described property.
This instrument was prepared by:
James W. Haleas, Attorney at Law
7940 South Harlem Avenue
Bridgeview, Illinois 60455

BOX 206

25021561

END OF RECORDED DOCUMENT