

# UNOFFICIAL COPY

25 056 607

This Indenture Witnesseth, That the Grantor s., DONALD J. SPADONI and  
DIAN SPADONI, his wife,

of the county of Cook and State of Illinois for and in consideration  
of TEN AND NO/100 Dollars,  
and other good and valuable considerations in hand paid, Convey and Warrant unto the FIRST  
NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the  
laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement  
dated the 10th day of November 1977, known as Trust Number 4494,  
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 30 in Block 7 in Chicago Title and Trust Addition to Summit, a  
Subdivision of the South East 1/4 of Section 12, Township 38 North,  
Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Subject to general real estate taxes for the year 1978 and subsequent thereon

\$5.00 PAID  
C. C. I. REV. STAMP

10.00

Grantor's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

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, 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, from time to time, in possession or  
reversion, by leases 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 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 pro-  
visions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and op-  
tions 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 lease, convey,  
or assign any right, title or interest in or about or easement 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 ex-  
pediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agree-  
ment; 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 con-  
veyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Inden-  
ture 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 in-  
strument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or suc-  
cessors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, author-  
ities, duties and obligations of its, his or their 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  
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 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 ex-  
ecution or otherwise.

In Witness Whereof, the grantor s. aforesaid have hereunto set their hand s. and  
seals this 13th day of July 1979.

(SEAL) *Donald J. Spadoni*  
Donald J. Spadoni

*Dian Spadoni* (SEAL)  
Dian Spadoni

(SEAL) (SEAL)

This Instrument Prepared by:  
Joseph C. Balich, Attorney at Law  
7336 West 63rd Street, Summit, Ill. 60501

6713086A

1812417006

RECEIVED  
C. C. I. REV. STAMP  
JUL 18 1979  
DEPT. OF REVENUE  
C. C. I. REV. STAMP  
\$ 5.00  
CANCELLING OFFICE OF ILLINOIS  
PRIVATE TRANSFER FAX  
05.00

UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } ss. I, J. C. BALICH,

a Notary Public in and for said County, in the State aforesaid, do hereby certify that DONALD J. SPADONI and DIAN SPADONI, his wife,

personally known to me to be the same person.s...whose name.s...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.

GIVEN under my hand and notarial seal this 13th day of July A. D. 1979

J. C. Balich  
Notary Public.



COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUL 16 1979 11 22 AM

MADE PUBLIC BY CLERK

\*25056607

Deed in Trust  
WARRANTY DEED

TO  
THE FIRST NATIONAL BANK OF  
EVERGREEN PARK  
3101 WEST 95TH STREET  
EVERGREEN PARK, ILL.  
TRUSTEE

BOX 533

Mails -  
J.C. Balich  
7336 W. 63rd St  
Summit, Illinois  
60501

END OF RECORDED DOCUMENT