

UNOFFICIAL COPY

Deed in Trust

PREPARED BY:
BELOW - LOWER RIGHT:

25195753

WARRANTY

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT WITNESSETH, That the Grantor S, JAKOB P. LITZENBERGER and TATJANA B. LITZENBERGER, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) dollars, and other good and valuable consideration in hand paid, Convey and warrant unto COMMERCIAL NATIONAL BANK OF CHICAGO, a National Banking Association, 4800 N. Western Avenue, Chicago, Illinois 60625, its successor or successors, as Trustee under a trust agreement dated the 24th day of August, 1979 known as Trust Number 345, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 26 and 27 in Block 1 in Kersten's Subdivision of Lot 14 in Kimbell's Subdivision of the West 1/2 of the South East 1/4 and the East 1/2 of the South West 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

(Permanent Index No.: 13-26-328-031-0000)

10.00

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee with respect to the real estate or any parts of it, at any time or times, to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or to grant options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period of years, not exceeding 99 years; and to execute renewals or extensions of leases upon any terms and for any period of years, not exceeding 99 years; and to execute amendments, changes or modifications of leases or any of the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or a part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such purposes and considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be leased, mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (b) that instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (c) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (d) that such conveyance or other instrument was executed in conformity with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (e) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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 their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 "with similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 grantor S aforesaid hereunto set their hand S and seal S

the 24th day of August 1979
JAKOB P. LITZENBERGER (SEAL) TATJANA B. LITZENBERGER (SEAL)
JAKOB P. LITZENBERGER (SEAL) TATJANA B. LITZENBERGER (SEAL)

State of Illinois }
County of Cook } ss. P. JEROME JAKUBCO a Notary Public in and for said County, in the state aforesaid, do hereby certify that JAKOB P. LITZENBERGER and TATJANA B. LITZENBERGER, 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 5th day of OCTOBER 19 79
P. Jerome Jakubco
Notary Public

Form No. TR/DIT MAIL TO: 3720 West Fullerton, Chicago, Ill. 60647

13-26-328-031-0000

67 24 1979

This space for affixing Riders and Revenue Stamps
Section 200.1-206 of the Property Tax Act
Section 200.1-48 of the Property Tax Act
Buyer, Seller or Representative
10/5/79
Date

Document Number
25195753

LIBERTY SAVINGS
2392 N. MILWAUKEE AVENUE
CHICAGO, ILLINOIS 60647

THIS INSTRUMENT WAS PREPARED BY:
P. JEROME JAKUBCO
2237 West Irving Park
Chicago, Illinois 60618

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COOK COUNTY, ILLINOIS
FILED FOR RECORD
1979 OCT 17 AM 9:47

Sidney A. Olson
RECORDER OF DEEDS
25195753

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT