

DEED IN TRUST

26586605

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, VLADIMIR SKUL AND BOZICA SKUL, HIS WIFE, AND NORMAN SKUL, a bachelor of the County of Cook and State of Illinois; for and in consideration of the sum of TEN AND NO/100 Dollars \$10.00 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey— and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 73 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of April 19 83, and known as Trust Number 57584, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 20 and 21 in Block 3 in Devon Rockwell Addition to Rogers Park, being a Subdivision of East 696.75 feet of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

SUBJECT TO: Covenants, easements and restrictions of record. SUBJECT TO: General real estate taxes for 1982 and subsequent years.

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 to vacate any subdivision or part thereof, and to redivide said real estate, 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, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, and to sell in the case of any single reversion, by leases to commence in the present or in the future, to contract to make leases and to grant options to lease and to renew leases and options to terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and to renew leases and options to terms and provisions thereof at any time or times hereafter, to contract respecting the manner of filing the amount of present or future rentals, to partition or to exchange purchase the whole or any part of the reversion and to contract respecting the manner of filing the amount of present or future rentals, to partition or to exchange purchase the whole or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, to assign any right, title and interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and any part thereof in all other ways or 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 claiming the benefit of 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 the 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 legal rights, powers, authorities, duties and obligations of his, his or their predecessor in trust.

This contract is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, 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 for anything it or they or its or their 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 thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released, and the contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into in the name of the then Trustee, as Trustee of 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 said Trust Agreement 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 who have or who may hereafter have any interest in the said real estate shall be charged with notice 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, profits 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, profits and proceeds in thereof as aforesaid, the intention being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title 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 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 waives, and releases, any and all right and benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seals this 25th day of April 19 83

VLADIMIR SKUL [SEAL] BOZICA SKUL [SEAL] NORMAN SKUL [SEAL]

STATE OF ILLINOIS, I, ROBERT L. CANEL, a Notary Public in and for said County of COOK, do hereby certify that VLADIMIR SKUL AND BOZICA SKUL, HIS WIFE, AND NORMAN SKUL, a Bachelor 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 are free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Notarial seal of Robert L. Canel, Notary Public, Commission Expires 11/2/85. Date: 25th day of April, A.D., 19 83.

Vertical text on the right side: "This space for affixing Riders and Revenue Stamps", "Exempt under New State Transfer Tax Act Sec. 4", "Par. 1 of Cook County Ord. 5510", "Date 4/28/83", "SIGNED: Robert L. Canel", "Buyer, Seller, or Impresario".

Vertical text on the right side: "Document Number 26586605", "CO998892".

THIS DOCUMENT PREPARED BY ROBERT L. CANEL, 69 W. WASHINGTON ST., CHICAGO, ILLINOIS 60602

UNOFFICIAL COPY

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END OF RECORDED DOCUMENT