

26638532

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, JOSEPH M. PHILBIN and JANE M. PHILBIN, 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 MARQUETTE NATIONAL BANK, a National Banking Association of 6316 S. Western Ave., Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 4th day of November 1976, known as Trust Number 7533, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 88 in Frank DeLugach's 83rd Street Highlands, being a subdivision of the North 42/80ths of the West 1/2 of the South West 1/4 of Section 36, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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 on any part thereof, to dedicate parks, streets, highways and to create any subdivisions or parts thereof, and to establish said premises 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 lease, to mortgage, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said property, or any part thereof, to lease said property, in any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any term and for any period, or periods of time, not exceeding in the case of any lease to exceed 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 provisions hereof 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, have the whole or any part of the reversion and to contract respecting the manner of living the amount of present or future rentals, to partition or to exchange said property, or any part thereof, with 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 do all 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 do 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 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 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, 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, that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and that 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.

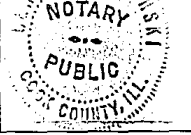
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be in the earnings, assets and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets 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 S hereby expressly waives and releases their and all right or benefit under any 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 do hereby set their hand and seal on this 7th day of June, 1983.

(Seal) X Joseph M. Philbin (Seal) JOSEPH M. PHILBIN (Seal) X Jane M. Philbin JANE M. PHILBIN Sharon M. Hayne Prepared By: Marquette National Bank, 6316 South Western Avenue, Chicago, IL 60636



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JOSEPH M. PHILBIN and JANE M. PHILBIN, his wife personally known to me to be the same person whose name 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 the waiver of the right of homestead. Given under my hand and notarial seal this 7th day of June, 1983. Gussie Jansik Notary Public

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

8419 South 78th Court, Justice, Illinois

DELIVERY INSTRUCTIONS. MARQUETTE NATIONAL BANK 6316 South Western Avenue CHICAGO, ILLINOIS 60636 OR BOX 600

Section 4, Exempt under provisions of Paragraph 5, Real Estate Transfer Tax Act. 6/7/83 Date. Buyer, Seller or Representative

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT