

UNOFFICIAL COPY

GEORGE E. COLE* LEGAL FORMS NO. 1990 SEPTEMBER, 1967

DEED IN TRUST

(ILLINOIS)

26796737

26796737

MARY POLIVKA, a widow and holder of the Above Space for Recording (Use Only) THE GRANTOR SANDRA POLIVKA and BOB F. POLIVKA married to SUSAN POLIVKA and BONNIE POPOVIC married to MILO POPOVIC (see reverse) for and in consideration

of TEN AND NO/100 Dollars, another good and valuable considerations in hand paid, Convey and (WARRANTY/QUIT CLAIM) unto C. BARRY POLIVKA of 707 Victoria Lane, Arlington Hts., Illinois 60005

as Trustee under the provisions of a trust agreement dated the 15th day of June 1983 (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit: "Lot 30 in Block 1 in Markley's Marquette Park Gardens Subdivision in the East Half of the North East Quarter of the North West Quarter of Section 26, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois." Commonly known as: 7145 So. Millard Ave., Chicago, Illinois 60629

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate said premises, highways or alleys; 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 future, 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 provisions thereof at any time or times hereafter; to contract to lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises 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 release, 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 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, (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 limitations contained in the 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 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 his, her 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 waives and releases 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 have hereunto set their hand(s) and seal(s) this 15th day of June 1983

Mary Polivka (SEAL) C. Barry Polivka (SEAL) Sandra Polivka (SEAL) Bonnie Popovic (SEAL) Bob F. Polivka (SEAL) Bonnie Popovic (SEAL) State of Illinois County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as 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 official seal, this 15 day of June 1983 Commission expires 12/12 1983 Edward M. Lupa NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE THIS INSTRUMENT WAS PREPARED BY EDWARD M. LUPA ATTORNEY AT LAW 8935 S. PULASKI RD., CHICAGO, ILL. 60629 Edward M. Lupa, Atty. (Name) 5935 S. Pulaski Rd. (Address) Chicago, Ill. 60629 (City, State and Zip) OR RECORDER'S OFFICE BOX NO. 59 ADDRESS OF PROPERTY: 7145 So. Millard Ave. Chicago, Illinois 60629 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Mary Polivka (Name) 7145 S. Millard, Chicago, Ill. 60629 (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SECTION 4, REAL ESTATE INHERENT TAX ACT 6/10/83 DATE 26796737 1002

UNOFFICIAL COPY

MARY POLIVKA of the City of Chicago, County of Cook and State of Illinois;
C. BARRY POLIVKA of the Village of Arlington Heights, County of Cook
and State of Illinois, and
BOB F. POLIVKA of the City of Belvidere, County of Boone and State of
Illinois, and
BONNIE POPOVIC of the Village of Arlington Heights, County of Cook
and State of Illinois.

Property of Cook County Clerk's Office

26796737

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT