

# UNOFFICIAL COPY

## Deed in Trust

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olson*  
RECORDER OF DEEDS

26174040

1982 MAR 17 AM 10:28

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WARRANTY

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors Ernest Farkas and Adel Farkas, 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 considerations 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 26th day of January, 1982 known as Trust Number 542, the following described real estate in the County of Cook and State of Illinois, to-wit: See Exhibit A attached hereto and made a part hereof.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general taxes for the year 1981-2 and subsequent years.

(Permanent Index No.: 1 4 - 0 5 - 2 0 - 0 1 3 - 0 0 0 0)

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 execute grants of 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 or periods of time, not exceeding 99 years; and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and 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 purchase the whole or any 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 appertaining 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 other 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 sold, leased or 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, (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 trustee 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 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, 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 "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 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 have hereunto set their hand S and seal S this 4<sup>th</sup> day of March 1982

Ernest Farkas (SEAL) Adel Farkas (SEAL)  
Ernest Farkas (SEAL) Adel Farkas (SEAL)

State of Illinois }  
County of Cook } SS. MITCHELL D. GOLDSMITH, a Notary Public in and for said County, in  
his wife, the state aforesaid, do hereby certify that Ernest Farkas and Adel Farkas,

personally known to me to be the same person S whose names 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 4<sup>th</sup> day of March 1982

Mitchell D. Goldsmith  
Notary Public



My Commission Expires October 10, 1982

COMMERCIAL NATIONAL BANK  
COMMERCIAL NATIONAL BANK OF CHICAGO  
4800 N. WESTERN AVENUE, CHICAGO, ILLINOIS 60625  
(312) 275-2800

BOX 490

6330 N. Sheridan Road  
Chicago, Illinois

For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY

Albert Milstein, Winston & Strawn  
One First National Plaza, Suite 5000  
Chicago, Illinois 60603

COOK CO. NO. 016  
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REVENUE

MAR 17 1982

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EXHIBIT A

Lot 6 and the South 4.2 feet of Lot 5 in Block 2 in Cochran's Second Addition to Edgewater a Subdivision of the East fractional half (except the West 1320 feet of the South 1913 feet and the right of way of the Chicago, Evanston and Lake Superior Railroad) of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

23172040

**END OF RECORDED DOCUMENT**