

27 430 970

DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1985 FEB -4 PM 3:23

27430970

1630 30 7000000 71235 N. 28th St. Berwyn IL 60102

WP-6/83

QUIT CLAIM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor JOHN CONSTANT, A BACHELOR of the County of COOK and State of ILLINOIS for and in consideration of TEN dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the JEFFERSON STATE BANK, a Corporation of Illinois, whose address is 5301 W. Lawrence Ave Chicago, Illinois 60630, its successor or successors, as Trustee under a trust agreement dated the 2nd day of NOVEMBER, 1984, known as Trust Number 1243, the following described real estate in the County of COOK and State of Illinois, to-wit:

The legal description of the land is attached hereto and made a part hereof as Exhibit "A".

12.00

Permanent Tax Number: 16-30-307-001

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 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 trustee; to donate, to dedicate, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or part thereof, from time to time, in possession or extensions of leases upon any terms and for any period or periods of time and to execute renewals 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 contracts changes or modifications of leases and options to purchase the whole or any part of 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 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 its, his or their predecessor in trust.

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 that the terms of the trust have been complied with, or be obliged to inquire into the 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 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 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 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 aforesaid has hereunto set his hand and seal this 2nd day of November, 1984

John Constant (SEAL) JOHN CONSTANT (SEAL)

This instrument was prepared by: RICHARD W. RAPPOLD TEITELBAUM, WOLFBERG, GULD & TOBACK, P.C. 39 S. LA SALLE ST., ROOM 1017 CHICAGO, ILLINOIS 60603

NO TAXABLE CONSIDERATION

27 430 970

Box 455

UNOFFICIAL COPY

State of Illinois
County of Cook } ss.

I, Eugenia Karwowski a Notary Public in and for said County, in
the state aforesaid, do hereby certify that John Constant, a bachelor

personally known to me to be the same person whose name is subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that he
signed, sealed and delivered the said instrument as his 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 25th day of January 1985

After recording return to:

JEFFERSON STATE BANK

TRUST DEPARTMENT

5301 W. Lawrence Avenue

Chicago, IL 60630

Box 199 (Cook County only)

Eugenia Karwowski
Notary Public

Eugenia Karwowski
Notary Public
My Comm. Exp. 6-30-87.

7125 W. 28th Street, Berwyn, Illinois

For information only insert street address
of above described property.

The Name and Address of the Grantee of This Deed
is JEFFERSON STATE BANK, Not Individually
But As Trustee of the Trust described in the body
of the Deed, 5301 West Lawrence Ave. Chicago,
Illinois 60630.

Property of Cook County Clerk's Office 27430 970

UNOFFICIAL COPY

An irregular parcel of land lying Southwesterly of and adjoining the Southerly line of the Illinois Central Railroad Company's 100 foot wide right of way, being a part of Lot 3 in Circuit Court Partition of the West 1/2 of the North West 1/4 and the West 1/2 of the South West 1/4 of Section 30, Township 39 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point of intersection of said Southerly right of way line with the Easterly property line of Riverside Drive (formerly boulevard); thence Southwesterly along said Easterly property line of Drive 68 feet; thence Southeasterly on a straight line along the Easterly property line of Maple Avenue, 118 feet to the South line of said Lot 3; thence East along said South line of Lot 3 to a point in said Railroad Company's Southerly right of way line; thence Northwesterly along said Southerly right of way line parallel with and 43 feet perpendicularly distant Southwesterly from the center line of said Railroad Company's Eastbound main track to the point of beginning, containing an area of 32,803 square feet, more or less, in Cook County, Illinois.

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EXHIBIT A

END OF RECORDED DOCUMENT