

UNOFFICIAL COPY

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE WARRANT MADE BY TRUST 35.00
 No. 11423

10 APR 85 2:42
 27506818

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Form 91 R 1/70 APR-10-85 The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
 DONALD J. PROCHASKA and JUDITH M. PROCHASKA, his wife,
 of the County of Cook and State of Illinois for and in consideration
 of Ten and 00/100THS----- Dollars, and other good
 and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE
 AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street,
 Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 1st
 day of April 1985, known as Trust Number 1086991 the following described real
 estate in the County of Cook and State of Illinois, to-wit:
 LOT 51 IN FRANK DELAGUCH'S 79TH STREET HIGHLANDS, BEING A SUBDIVISION OF THE
 SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST
 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS.

subject to:
 (a) General real estate taxes for 1984 and subsequent years; (b) Special
 Assessments confirmed after this contract date; (c) Building, building line
 and use or occupancy restrictions, conditions and covenants of record; (d)
 Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage
 ditches, feeders, laterals and drain tile, pipe or other conduit;

Tax Identification No. 18-25-311-014
 Common Address: 770 South 78th Avenue, Bridgeview, 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 agree-
 ment set forth.
 Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to
 dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said premises or any part thereof, 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, to grant to such successor or successors in trust all of the title, estate, powers and authorities
 vested in said trustee, to donate, to lease, to grant to such successor or successors in trust all of the title, estate, powers and authorities
 or any part thereof, from time to time, in possession, to grant to such successor or successors in trust all of the title, estate, powers and authorities
 for any period or periods of time, not exceeding in the case of any lease the term of 99 years, and to renew or extend leases upon any terms and
 to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract to purchase the whole or any part
 tract respecting the manner of fixing the amount of proceeds or other rentals, to lease and options to purchase the whole or any part of the reversion and to contract
 other real or personal property, to grant easements or charges of any kind, to partition or to exchange said property, or any part thereof, 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 con-
 veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money bor-
 rowed or advanced on said premises, or be obliged to see that the terms of any such contract 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 this indenture and in said trust agreement or in some amendment thereof and was
 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 suc-
 cessors in trust have been properly appointed and are fully vested with all the title, estate, powers, authorities, duties and obligations of
 his or their predecessor in trust.

The interest of such 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 S hereby expressly waive 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 of execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seal S
 this 1st day of April 1985.

Donald J. Prochaska
 DONALD J. PROCHASKA (Seal)
Judith M. Prochaska
 JUDITH M. PROCHASKA (Seal)

THIS INSTRUMENT WAS PREPARED BY (Seal)
 ZANDENBERG, HOFFMAN &
 SCHONFELD ATTORNEYS (Seal)
 105 W. MADISON ST
 CHICAGO, ILL. 60602

State of Illinois)
 County of Cook) ss. Howard Hoffman
 a Notary Public in and for said County, in
 the state aforesaid, do hereby certify that Donald J. Prochaska &
JUDITH M. PROCHASKA, his wife,

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
 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 1st day of April 1985

Howard Hoffman
 Notary Public

Form 91
 After recording return to:
 Box 533 (Cook County only)
 CHICAGO TITLE AND TRUST COMPANY
 111 West Washington St. / Chicago, Ill. 60602
 Attention: Land Trust Department

7704 South 78th Avenue, Chicago, Illinois
 For information only insert street address of
 above described property.

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 35.00

27506818

END OF RECORDED DOCUMENT