

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
April, 1980

DEED IN TRUST COOK COUNTY, ILLINOIS  
(ILLINOIS) FILED FOR RECORD

27 203 916  
27203916

1984 AUG -7 AM 11:35

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

\*\*TRUSTEE, THEN DONNA J. KROL, OF THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, MADE THESE SUCCESSOR POWERS AS IF SHE WERE THE GRANTEE OF THIS DEED. SHE WAS APPOINTED ORIGINALLY HEREON.

THE GRANTORS, MILOVAN ILIC and TERESA ILIC,  
his wife,

of the County of Cook and State of Illinois  
for and in consideration of Ten - (\$10.00) AND NO/100-  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT - ~~QUIT CLAIM~~) unto  
JOHN S. KROL - 6732 W. 64TH PLACE, CHICAGO,  
ILLINOIS

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 21st day of July, 1984, and known as Trust Number 6400-1 (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 1 IN MORRISON'S 93RD STREET AND RIDGELAND AVENUE RESUBDIVISION OF THE EAST 1/2 OF LOT 5 IN BLOCK 6 IN ARTHUR T. MC INTOSH AND COMPANY'S RIDGELAND UNIT NUMBER 2, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 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 **IN THE EVENT OF THE DEATH, INABILITY, OR REFUSAL TO ACT OF SAID JOHN S. KROL, AS \*\*** Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, 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, lease or otherwise encumber said premises or any part thereof; 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 the 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 198 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 make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion 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 the 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 this 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 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 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 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 on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid have hereunto set their hands and seals, this 21st day of July, 1984.

Milovan Ilic (SEAL) Teresa Ilic (SEAL)  
Milovan Ilic Teresa Ilic

State of Illinois, County of Du Page, ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Milovan Ilic and Teresa Ilic, his wife 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 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 official seal, this 21st day of July, 1984.

Commission expires July 25, 1985 Carol A. Baron  
NOTARY PUBLIC

This instrument was prepared by S. N. DA COSTA  
ATTORNEY AT LAW  
804 PLAINFIELD ROAD  
DOWNERS GROVE, ILL. 60519 (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { (Name)  
(Address)  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 94

ADDRESS OF PROPERTY:  
6400 W. 93RD ST.  
OAK LAWN, IL 60453  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
John R. & Aniela Krzeminski  
6400 W. 93RD ST.  
OAK LAWN, IL 60453

Cook County TRANSFER TAX  
REAL ESTATE TRANSFER TAX  
REVENUE STAMP JUN 1984  
48.25  
111 48.25

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX  
JUL 26 94  
REVENUE  
48.25

Village of Oak Lawn  
Real Estate Transfer Tax \$10  
Village of Oak Lawn  
Real Estate Transfer Tax \$50  
Village of Oak Lawn  
Real Estate Transfer Tax \$25  
Village of Oak Lawn  
Real Estate Transfer Tax \$200  
Village of Oak Lawn  
Real Estate Transfer Tax \$200

**END OF RECORDED DOCUMENT**