

69 95 196
Consideration of less than \$100.00
No revenue stamps required.

In the event of death or inability to act of John C. Dabek, then Stella Skura of 6015 N. Newburg Chicago, Illinois is hereby appointed successor trustee with full powers.

GEORGE E. COLE
LEGAL FORMS

NO. 1990
April, 1980

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

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.
1985 MAY -3 PM 3:00

85006381

THE GRANTORS John C. Dabek and Ilona Dabek, his wife,

85 006 381

11.00

of the County of Cook and State of Illinois for and in consideration of Ten (10.00) Dollars, and other good and valuable considerations in hand paid, convey and (WARRANT/QUIT CLAIM)* unto

John C. Dabek
2836 N. Avers Chgo, IL 60618
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

As Trustee under the provisions of a trust agreement dated the 30th day of April, 1985, and known as Trust Agreement No. 1954-1 (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 26 and the South 1 foot of Lot 27 in Block 1 in Edgewood Terrace, being Charles James Subdivision of Lots 7 and 17 in County Clerk's Division, in the South West 1/4 of Section 5, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, improved with a Two Story Brick Building containing Seven Apartments, and otherwise known as 6000-6010 W. Seminole Ave., Chicago, 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.

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; 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 make lease 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, or part of 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 said 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) the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are subvested 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 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 have hereunto set their hand and seal this 30th day of April, 1985.

John C. Dabek (SEAL) Ilona Dabek (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John C. Dabek and Ilona Dabek, his wife, are 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 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 30th day of April, 1985.

Commission expires 7-7-1986
Walter W. Kelly
NOTARY PUBLIC

This instrument was prepared by John C. Dabek 2836 N. Avers Ave. Chicago, Illinois 60618
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY:

MAIL TO: John C. Dabek (Name)
2836 N. Avers Ave. (Address)
Chicago, Illinois 60618 (City, State and Zip)

6000-6010 W. Seminole Ave.
Chicago, Illinois 60646
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
John C. Dabek, Trustee, Tr. # 1954-1
2836 N. Avers Ave. Chicago, IL 60618
(Name)
(Address)

OR RECORDER'S OFFICE BOX NO. 303 CA

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph Section 4, of the Real Estate Transfer Act.
AFFIX "RIDERS" OR REVENUE STAMPS HEREON.
I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1-2.5 OF SAID ORDINANCE.

END OF RECORDED DOCUMENT