

UNOFFICIAL COPY

5031046

185155

This Indenture Witnesseth, That the Grantor ROBERT ZECA and JOYCE ZECA, his

wife, as joint tenants, and not as tenants in common

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 the FIRST

NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the

laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement

dated the 6th day of May 1985 known as Trust Number 8474

the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 35 and 36 in Block 4 in A.G. Brigg's and Company's Crawford Gardens First Addition, being a Subdivision of the North 23-1/2 acres of the South 60 acres of the East 1/2 of the Northeast 1/4 of Section 10, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, and the West 1/2 of the vacated alley lying East and adjacent to said Lots 35 and 36

Permanent Tax Number: 24-10-209-005 Volume: 242 Affects: Lot 36

Permanent Tax Number: 24-10-209-006 Volume: 242 Affects: Lot 35

Common address: 4609 S. KEELER OAK LAWN, IL. 60453

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase or any terms, to convey, either with or without consideration, to convey said premises or any part thereof successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, power and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession, reversion, by leases to commence in praesenti or in futuro, 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, 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 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 part thereof, for other real or personal property, to grant easements or charges of any kind, to release, 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 would be lawful for any person owning the same to deal with the same, whether similar to or different from 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 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 his, 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 grantors 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 grantors aforesaid have hereunto set their hands and seal this 15 day of MAY 1985.

(SEAL) Robert Zeca ROBERT ZECA (SEAL) Joyce Zeca JOYCE ZECA

COOK COUNTY REAL ESTATE TRANSACTION TAX RECEIPT \$2.50

Village of Oak Lawn Real Estate Transfer Tax \$300 \$25 \$500

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT \$2.50

5031046

*Patrick F. Daly*

**UNOFFICIAL COPY**

a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT ZEGA and JOYCE ZEGA, his wife, as joint tenants and not as tenants in common

personally known to me to be the same persons 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 seal this 15 day of MAY A. D. 1985  
*Patrick F. Daly*  
Notary Public.

85031046

Property of Cook County Clerk's Office



*Farrell + Daly Drive  
7300 College  
Palos Hills, Ill 60463*

DEPT-91 RECORDING \$11.25  
T#222 TRAN 298 05/22/85 11:22:00  
#746 # \* - 85 - 031046

**Deed in Trust**  
WARRANTY DEED

*Prepared By:*  
THE FIRST NATIONAL BANK OF  
EVERGREEN PARK  
8101 WEST 85TH STREET  
EVERGREEN PARK, ILL.  
TRUSTEE