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WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
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The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor **S** **CHESTER KARZMAR and JESSIE KARZMAR, his wife** 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 **OAK LAWN TRUST AND SAVINGS BANK, 4900 West 95th Street, Oak Lawn, Illinois 60454**, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated the **13th** day of **March** 1980, known as Trust Number **755**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 2 in Karzmar's W. 92nd Street and South Mobile Avenue, Resubdivision of Lot 8 in Emily Highlands a resubdivision of Lot 11 in Oak Lawn Farms being a subdivision of the Southwest 1/4 of Section 5, Township 37 North, Range 13 East of the Third Principal Meridian (except the East 1/2 of the East 1/2 of the Southeast 1/4 of the said Southwest 1/4) in Cook County, Illinois.

Permanent Map No.: 24-05310-001-0000

Subject to covenants, conditions and restrictions or record and real estate taxes for the year 1984 and subsequent years.

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 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 property 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 and to grant to such successor or successors in trust 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 lease 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 lease 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, 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 making 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 concerning any part of said premises, or any part thereof, and to deal with said property and every part thereof in all other ways and for all 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 herein 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 premises 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 the 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 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 file 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 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 **S** do hereby set **their** hands and seals on this **31st** day of **July** 19**85**.

Chester Karzmar (Seal) **Jessie Karzmar** (Seal)
CHESTER KARZMAR (Seal) **JESSIE KARZMAR** (Seal)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **CHESTER KARZMAR and JESSIE KARZMAR, his wife,**

are 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 **30th** day of **July** 19**85**.

Notary Public

ADDRESS OF GRANTEE: MAIL TO **Oak Lawn Trust and Savings Bank, 4900 West 95th Street, Oak Lawn, Illinois 60454**

92nd Place and Mobile Ave. Oak Lawn, Il. 60453

Instrument was prepared by **Alexander P. Matug, P.C. Attorney at Law, 7300 College Dr. Ste. 304, Palos Heights, Il. 60463**

70-00-00-00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
Cook County
Village of Oak Lawn
Real Estate Transfer Tax \$100
Village of Oak Lawn
Real Estate Transfer Tax \$50
REAL ESTATE TRANSFER TAX \$10
REAL ESTATE TRANSFER TAX \$10
Cook County
REAL ESTATE TRANSFER TAX
CANCELED
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