

# UNOFFICIAL COPY

85167543

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This Indenture Witnesseth, That the Grantor, CAROL A. OSHINSKI,

a never married person  
of the County of Cook and the State of Illinois for and in consideration of TEN and NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey, Sell, and ~~Release~~ Quitclaims unto NORTHWEST NATIONAL BANK of Chicago, a national banking association, of Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 15th day of July, 19 85 known as Trust Number 10-077300-1, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 96 in Monterey Manor, 1st Addition, a Subdivision in Lot 8 and in parts of Lots 7, 9 and 10 in Pennoyer's and Others' Subdivision of lots 1, 2, 3 and 4 in the Subdivision of the Estate of James Pennoyer in Sections 1, 2, 11 and 12, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

8-2-85  
Date

NORTHWEST NATIONAL BANK OF CHICAGO.  
as Trustee under its 10-077300-1  
By Thomas J. Tracy  
LAND TRUST OFFICER

Real Estate Tax Identification No. 12-02-423-009-0000  
Address of Property: 5613 N. Cortland, Norwood Park, IL 60631  
Address of Grantee: 3985 N. Milwaukee Avenue, Chicago, IL 60641

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without covenants, conditions and warranties, 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 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 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 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 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 permitted to require 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 terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that if the conveyance is made by 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 the trustee 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 or 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 in memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases 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 Carol A. Oshinski her hand and seal, this 15th day of July, 19 85

Carol A. Oshinski (SEAL)

Carol A. Oshinski

(SEAL)

Northwest National Bank of Chicago  
Trust Department  
Chicago, Illinois 60604  
THIS INSTRUMENT WAS RECORDED BY  
GARY T. BRYANT  
RECORDS SECTION  
JUL 15 1985

85167543  
RECORDED  
JUL 15 1985

# UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

SS.

Florence J. Haug

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carol A. Oshinski, a never married person

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 she signed, sealed and delivered the said instrument as her 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 13th day of August A. D. 1985

*Florence J. Haug*  
Notary Public

MY COMMISSION  
EXPIRES 2/9/87

RECORDING FEE \$11.00  
TRUSTEE TRAN 701A 05/22/85 07:41:00  
3174 1/2 1-85-167543

Box 246

Trust No.

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

NORTHWEST NATIONAL BANK OF CHICAGO

IRVING PARK AND CICTRO AT MILWAUKEE

TRUSTEE

078610

Property of Cook County Clerk's Office