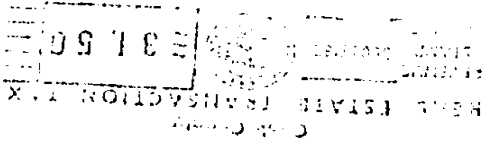


The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, MARIA BABICH, FORMERLY KNOWN AS MARIA PETROVIC, AND MICHAEL BABICH, HER HUSBAND of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN DOLLARS Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 22 day of November 19 85, and known as Trust Number 2205, the following described real estate in the County of COOK and State of Illinois, to-wit:

THE EAST 12 FEET OF LOT 31 AND LOT 32 (EXCEPT THE EAST 7 FEET) IN BLOCK 2 IN EASTON'S SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET AND THE SOUTH 33 FEET), IN COOK COUNTY, ILLINOIS

PERMANENT REAL ESTATE TAX NUMBER 16-01-421-025-0000



SUBJECT TO 16-01-421-025-0000

Real Estate Tax

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as deemed, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge, to encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession 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 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 real estate, 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 real estate or any part thereof and to deal with said real estate and every part thereof in all other ways and for such other considerations as it should 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the validity, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of the delivery hereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that all such conveyance or other instrument as executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, for that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed lease mortgage or other instrument and (c) that the conveyance 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, power and authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, nor its successor or successor in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liabilities being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into in the name of the then beneficiary under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purpose, or in the election of the Trustee, in its sole name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except and so far as the trust property and funds in the hands possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever an whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The terms of such and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails or proceeds arising from the sale or any other disposition of said real estate, and such avails and proceeds shall be the personal property, and no beneficiary hereunder shall have any title or interest legal or equitable, in or in said real estate as such, but only as interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Columbia National Bank of Chicago the entire title and possession of all of the real property above described.

If the fee to any of the above real estate is hereafter acquired, the Registrar of Titles in Illinois directed and to register or note in the certificate of title to dedicate thereof, all the words in trust or upon condition or any limitation or words of similar import in accordance with the statute so such case made above, and said Trustee shall not be required to produce the said Agreement or any extracts therefrom, in evidence that any transfer, charge or other dealing involving the real estate lands is in accordance with the trust herein and compliance of the trust.

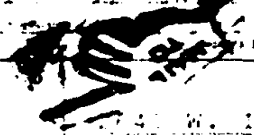
And the said grantor hereby represents and warrants that the said premises are not and all right or benefits under and by virtue of any and all statutes of the State of Illinois, provide for the redemption of homestead from sale or execution or otherwise.

In Witness Whereof, the grantor, MARIA BABICH AND MICHAEL BABICH, hereto set their hands and seals on this 22 day of November 19 85.

Maria Babich (SEAL) Michael Babich (SEAL) MARIA BABICH (SEAL) MICHAEL BABICH (SEAL)

Notary Public in and for said County, ILLINOIS. My commission expires on 11/15/87. MARIA BABICH AND MICHAEL BABICH

Returned to Columbia National Bank of Chicago, 5250 N. Harlem Avenue, Chicago, IL 60634, ATTN: Trust Dept.



Return to Columbia National Bank of Chicago 5250 N. Harlem Avenue Chicago, IL 60634 ATTN: Trust Dept. 444 W. Iowa, Chicago, Ill. 60622 For information only insert street address of above described property

UNOFFICIAL COPY

617 431 2300

12/17/85 13:13:00

Property of Cook County Clerk's Office #6326949

DEPT-01 RECORDING \$11.25
T#1111 TRAN 3851 12/17/85 13:13:00
#6321 # A * -85-326949

11⁰⁰ MAIL

