

UNOFFICIAL COPY

86578628

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors **Valerija Simkus, widowed & not since remarried** & **Placida Balsaitis, a spinster** of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and No/100** ----- Dollars, and other good and valuable considerations in hand paid, Convey and **Quit Claim** unto the **MARQUETTE NATIONAL BANK**, a National Banking Association of 6316 S. Western Ave., Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the **31st** day of **October** 1986, known as Trust Number **11489**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

The South 8 Feet of Lot 11 and Lot 12 in Block 4 in Phare and Sacketts Subdivision of the South 1/2 of the East 1/2 of the North East 1/2 of Section 1, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

4 DEC 86 9:20

Perm Tax No.:

19.01-220-04700

B.G.O.

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 subdivided part thereof, and to re-subdivide 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 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 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 lease, 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 in connection with said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for each other considerations as it would be lawful to expect in conveying the same to a purchaser 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, 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 incur any of the necessary expenses 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 any right, title or interest in or about or in connection with said real estate, and 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, and that such conveyance or other instrument was executed in accordance with the trust, 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 deed, trust deed, mortgage or other instrument and that 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 him, 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 shall be 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 in the Register of Deeds of this State, there shall not to be registered in note in the certificate of title or duplicate thereof, or memorial the words "in trust" or "upon condition" or "with limitation" 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 of other ways.

In Witness Whereof, the grantor **S** and said **Ve** their hand **S** and seal **S** this **21st** day of **November** 19 **86**

(Seal)

Valerija Simkus
Valerija Simkus

(Seal)

(Seal)

Placida Balsaitis
Placida Balsaitis

(Seal)

Prepared By: **John J. Kinnane, 11134 S. Western, Chicago, Illinois**

State of **Illinois** }
County of **Cook** } ss **Valerija Simkus and Placida Balsaitis**

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** executed, sealed and delivered the said instrument as **their** free and voluntary act, for the uses and purposes therein set forth, including the release and the waiver of the right of homestead given under my hand and not recorded this **21st** day of **November** 19 **86**.

Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

4224 South Maplewood
Chicago, Illinois

FOR RECORDERS USE ONLY

DELIVERY INSTRUCTIONS

MARQUETTE NATIONAL BANK
6316 South Western Avenue
CHICAGO, ILLINOIS 60636

OR
BOX 300

11.00

Exempt under provisions of Paragraph 1 of Section 4, Real Estate Transfer Tax Act of 1976
Date 12/21/86
Deputy, Seller of (Notary Public)

Section 10-1-1 of the Illinois Real Estate Transfer Tax Act of 1976
Date 12/21/86
Deputy, Seller of (Notary Public)

86578628

86-578628

UNOFFICIAL COPY

Property of Cook County Clerk's Office

850873-08-

00 11