

AETNA BANK
LINCOLN, FULLERTON & HALSTED
CHICAGO, ILLINOIS 60614

UNOFFICIAL COPY

88935331 0 22/1958

WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor NIJAS ZENKICH and ASIMA ZENKICH, his wife, of 1630 Marie Lane, Glenview, 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 AETNA BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 30th day of December 1985, known as Trust Number 10-4009 the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 21 and that part of lots 22 and 23 in R. F. Bickerdicke's subdivision of that part North of Elston Avenue of Block 2 in Bickerdicke second addition to Irving Park in the North East 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian lying Southeasterly of a line drawn from a point in the Southwesterly line of Lot 22, 50 feet Northwesterly of Southwesterly corner of said Lot 21, to a point in the Northerly line of Lot 23, 2 feet 8-1/2 inches Westerly from the Northeasterly corner of said Lot 23 in Cook County, Illinois.

P.I.N.: 13-23-222-009 and 13-23-222-010 - 1323-222-00885
Commonly known as 3727 N. Elston Avenue, Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in so 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 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 of its 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 term 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 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 option 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 on all other considerations as 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 to 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, (i) 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, (ii) 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 thereto and binding upon all beneficiaries thereunder, (iii) 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 all conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, 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 or 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 Register of Titles is hereby directed not to register or record 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 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 grantor S aforesaid have hereunto set their hand S and seal S this 15 day of January 1986

This instrument prepared by EARL WEISS, 4051 Old Orchard Rd., Skokie, Ill. 600

(Signature)
Asima Zenkich
State of Illinois } ss. Jerome S. L...
County of COOK }

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE JAN 24 '86
500.00
PA.11472

the state aforesaid, do hereby certify that NIJAS ZENKICH and ASIMA ZENKICH his wife,

personally known to me to be the same person S whose name S 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 15 day of Jan 1986

(Signature)
Notary Public

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE JAN 24 '86
500.00
PA.11472

3727 N. Elston Avenue
Chicago, Illinois
For information only insert street address of above described property.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
150.00
REVENUE STAMP JAN 24 '86
PA.11472

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
150.00
JAN 24 '86
PA.11472

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE JAN 24 '86
500.00
PA.11472

86035331

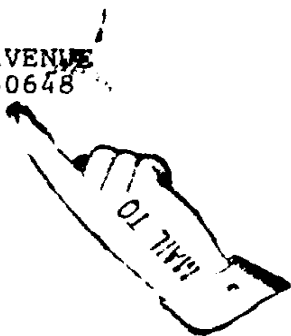
UNOFFICIAL COPY

Property of Cook County Clerk's Office
95-035331

DEPT-01 RECORDING \$11.25
T#4444 TRAN 0476 01/27/86 09:34:00
#6526 # D * -86-035331

RETURN TO:

LOUIS H. SCHERB
6954 WEST TOUHY AVENUE
NILES, ILLINOIS 60648



11.25