

UNOFFICIAL COPY 86043003

This Indenture Witnesseth, That the Grantor JOHN H. GIESLAR and

CLARA M. GIESLAR, his wife

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..... and Warrant..... 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 23rd day of November 1985 known as Trust Number 10-078330-7, the following described real estate in the County of Cook and State of Illinois, to-wit:

Undivided one-half interest in Lot 27 (except the South West 100 feet thereof) in Subdivision of Block 16 in Norwood Park in Section 6 and Section 7, Township 40 North, Range 13, and part of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index No. 13-06-313-01940.
Common Address: 6909 W. Hobart, Chicago, IL

THIS DOCUMENT PREPARED BY: Exempt under Real Estate Transfer Tax Act Sec. 6
Par. 2 & Cook County Ord. 95104 Par. 2
JOSEPH J. PODUSKA ATTY Date 1-30-86 Sign. [Signature]
6059 W Irving Pk. Rd Chicago, IL 60634

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, or 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 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 praesenti or in futuro, 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 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 an easement 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 privileged to inquire into any of the terms of said trust agreement, any 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 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 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 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 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 have hereunto set their... hand... and seals... this 23rd day of November 1985

John H. Gieslar
JOHN H. GIESLAR (SEAL)

Clara M. Gieslar
CLARA M. GIESLAR (SEAL)

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UNOFFICIAL COPY

Box 2946

Trust No. 10-078330-7

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

6909 W. Hobart Ave.
Chicago, IL 60631

TO

NORTHWEST NATIONAL BANK OF CHICAGO
IRVING PARK AND CICERO AT MILWAUKEE
TRUSTEE

Mrs. Jodi

Joseph J. Poduska

6059 W. Franklin Ave

Chicago IL 60639

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Property of Cook County Clerk's Office

THIS DOCUMENT BEING A

DEPT-01 RECORDING \$11.25
T#1111 TRAM 6769 01/30/86 14:11:00
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A Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN H. GIPSIAR and CLARA M. GIPSIAR, his wife, 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 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 23rd day of November A. D. 19 95

Notary Public

JOSEPH J. PODUSKA

SS

STATE OF ILLINOIS
COOK COUNTY OF