



**Bank of Wheaton**  
A Charter Bank  
211 South Wheaton Avenue  
Wheaton, Illinois 60187 (312) 665-0300

WARRANTY DEED IN TRUST  
**UNOFFICIAL COPY**

1985 FEB 23 AM 11:14  
The above space for recorder's use only

86081001

THIS INDENTURE WITNESSETH, That the Grantor S Robert M. Slahetka and Grace D. Slahetka his wife 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 BANK OF WHEATON a corporation of Illinois located in Wheaton, Illinois, as Trustee under the provisions of a trust agreement dated the 18th day of July 1984, known as Trust Number 4538 the following described real estate in the County of Cook and State of Illinois, to-wit:

The West 139 feet of Lot 2 (except the North 40 feet thereof) in Pleasant view subdivision, being a subdivision of part of the East 1171.96 feet of the North 40 acres of the North West quarter of Section 29, Township 38 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded as document 14650837 in Cook County, Illinois.

SUBJECT TO: General real estate taxes for the year 1985 and subsequent years and covenants and restrictions of record.

THIS INSTRUMENT PREPARED BY  
**JOSEPH V. DeFALCO**  
ATTORNEY AT LAW  
29 W. PLAINFIELD ROAD  
ILL. COUNTRYSIDE, IL 60525

Property Address: 10840 W. 71st, Countryside  
PERMANENT TAX #18-29-100-047 ML

TO HAVE AND TO HOLD THE SAID PREMISES WITH THE APPOINTMENTS 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 subdivision of part thereof, and to redivide 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 the title, estate, powers and interests 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 lease to commence in present or future, and upon any terms and for any period or periods of time, and according in the case of any single lease the term of 100 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 of any term or term hereof, 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 leasing 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 give in any right, title or interest in or about or encumbrance appurtenant to said premises or any part thereof, and in deal with said property and every part thereof in all the 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 about 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 the trust have been complied with, or be obliged to report on 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, 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, (b) 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, (c) 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, (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (e) 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 the trustee or their predecessor in trust.

The interest of such 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 memorial, the words "in trust", or "upon conditions", or "with limitations", or words of similar tenor, in accordance with the Statute in such case 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 S Robert M. Slahetka and Grace D. Slahetka their heirs and assigns do hereby certify that they on this 23rd day of February 1985 at Cook Illinois  
Robert M. Slahetka (Seal) Grace D. Slahetka (Seal)

State of Illinois Joseph V. De Falco a Notary Public in and for said County, in  
County of Cook SS Robert M. Slahetka and Grace D. Slahetka, his wife,  
the state aforesaid, do hereby certify that

personally known to me to be the same person S Robert M. Slahetka and Grace D. Slahetka 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 hereinafter.  
Given under my hand and notarial seal this 23rd day of Feb 1985

Joseph V. De Falco  
Notary Public

After recording return to  
BANK OF WHEATON  
211 South Wheaton Avenue  
Wheaton, Ill 60187  
Attention: Land Trust Department

10840 W. 71st Place, Countryside, IL

For information only insert street address of above described property.

C11576 H  
Cotswell Banker Title Services

11.00

Document Number

86081001

# UNOFFICIAL COPY

1001 180 98

Property of Cook County Clerk's Office

THIS INSTRUMENT  
JOSEPH V. B. ...  
ATTORNEY  
10 W. FLA ...  
CHICAGO, ILL.

100 180 98

