

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor S. Zbigniew Kobrym and Bozena Kobrym, his wife

of the County of Cook and State of Illinois for and in consideration of the sum of ten and 00/100 Dollars,

(10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S. and Quit-Claim S. unto Capitol Bank and Trust of Chicago, an Illinois banking corporation whose address is 4801 West Fullerton, Chicago, Illinois, 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 18th day of December, 1985, and known as Trust Number: 984 the following described real estate in the County of COOK and State of Illinois, to-wit: PIN 17-31-120-024

LOT 12 IN BLOCK 24 IN S. J. WALKER'S SUBDIVISION IN THE NORTH-EAST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

CAPITOL BANK AND TRUST as Trustee under Trust No. 984.

Date 2-3-86

BY: [Signature]
Assistant Trust Officer

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

All power and authority is hereby granted to said Trustee with respect to the real estate in any part or parts of it, and at any time or times to purchase, manage, protect and maintain the said real estate or any part thereof, to execute power, streets, highways or alleys and to make any subdivision or part thereof, and to lease, sell, convey and real estate as hereinafter provided, to contract in and to grant options to purchase or successions in trust and to grant to such successors or successors in trust all of the title, estate, powers and authorities vested in said Trustee to dedicate, to mortgage, pledge or otherwise encumber said real estate, to lease said real estate, to lease and real estate, or any part thereof, from time to time, in possession or reversion, the lease to commence on the present or in the future and upon any terms and for any period or periods of time, not exceeding in any case a 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 lease, 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 specifying the manner of fixing the amount of present or future rentals, to release, convey or assign any right, title or interest in any other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in any other real or personal property, to grant easements or charges of any kind, and to deal with said real estate and every part thereof in all other ways and for such other considerations as would be lawful for any person owning the same in deal with the same, whether under a deed or otherwise, from the date aforesaid 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 in whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, mortgaged, or otherwise disposed of, be obliged to see to the application of any purchase money, real or money borrowed in a loan, or the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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 relying upon or claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof the trust created by this Deed and the said Trust Agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in any amendments thereof, and is binding upon all beneficiaries thereunder, and 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 that the conveyance made in a successor or successors in trust, that such successors 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 trust, and their predecessors in trust.

The conveyance is made upon the express understanding and condition that the Trustee, or any individual or as Trustee, and its successors or successors in trust shall incur no personal liability or be subjected to any claim, judgment or decree for anything done or they do or for the negligence of attorneys who are used to do so or for the said real estate, or under the provisions of the deed or said Trust Agreement or any amendment thereto, in relation to person or persons appearing in or on said real estate, and all such liability 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 beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee or its own name, as trustee of a trust trust and not individually, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only in so far as the trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of the contents from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming or by them or any of them shall be only in the earnings, rents and proceeds arising from the sale of any other disposition of the trust property, and such interest in hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said trust property as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the retention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 case made and provided.

And the said Grantor S hereby expressly waives S and releases S 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantor S aforesaid have hereunto set their hand S and seal S this 3rd day of February, 1986

Zbigniew Kobrym (Seal) Bozena Kobrym (Seal)

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Barbara A. Jankowski, Notary Public in and for said County, in the State aforesaid, do hereby certify that Zbigniew Kobrym and Bozena Kobrym, his wife personally known to me to be the same person S whose name S 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 3rd day of February, 1986

Commission expires May 2 1988 Barbara A. Jankowski NOTARY PUBLIC

Document Prepared By Rudolph C. Schoppe
4801 W. Fullerton Avenue
Chicago, IL 60639
ADDRESS OF PROPERTY: 3426 S. Leavitt
Chicago, IL 60608
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO _____

85103298

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

-86-103298

Capitol Bank and Trust of Chicago
4801 West Fullerton
Chicago, Illinois 60639

TRUST NO. _____

UNOFFICIAL COPY

DEED IN TRUST

(QUIT CLAIM DEED)

TO



TRUSTEE:

Property of Cook County Clerk's Office