

Deed in Trust

UNOFFICIAL COPY

86152023

WARRANTY

THE ABOVE SPACE FOR RECORD IS USE ONLY

C 8345 10 F I N C

THIS INDENTURE WITNESSETH, That the Grantor ROSE A. SEMELKA, a widow

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100THS (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey s and warrant s unto COMMERCIAL NATIONAL BANK OF BERWYN a National Banking Association, 3322 Oak Park, Berwyn, Illinois 60402 its successor or successors, as Trustee under a trust agreement dated the 20th day of March 19 86 known as Trust Number 8600831 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 71 IN STEWART'S SUBDIVISION OF BLOCK 9 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: See Reverse Side

(Permanent Index No.: 1 7 2 0 3 2 5 0 1 5 Vol. 5 9 8 ) P

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the uses and purposes herein and in the trust agreement set forth

Full power and authority is hereby granted to said trustee with respect to the real estate or any part of it at any time or times, to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways, railroads and to vacate any subdivision or part thereof, to execute contracts to sell or exchange or execute grants, if options to purchase, to execute contracts to lease or any terms, to convey either with or without consideration, to convey the real estate 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 the trustee, to dedicate, to dedicate, to mortgage, to otherwise encumber the real estate or any part thereof, to execute leases of the real estate 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 198 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases, and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of leasing the amount of present or future rentals, to execute grants of easements, a change, if any, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with if whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be required to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate or for the benefit of the trust that the terms of the trust have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any violation of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person claiming under any such instrument, lease or other instrument, as that at the time of the delivery thereof the trust created hereby and by the trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and pending upon all benevolent trusts that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by value of any and all acts of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor aforesaid has hereunto set her hand and seal this 14th day of April 19 86

ROSE A. SEMELKA (SEAL) (SEAL) (SEAL)

State of Illinois ) the undersigned a Notary Public in and for said County, in County of DuPage } SS. the state aforesaid, do hereby certify that ROSE A. SEMELKA, a widow



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 14th day of April 1986

Notary Public

2014 S. Allport, Chicago, IL For information only, insert street address of the above described property

THIS INSTRUMENT WAS PREPARED BY FRANCES J. WHITE 5202 Washington, Suite 11 Downers Grove, IL 60515

This space for affixing Riders and Revenue Stamps \$11 93 NOV 91

86152023

Document Number

86-152023

11.25

# UNOFFICIAL COPY

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

86152022

Property of Cook County Clerk's Office