

UNOFFICIAL COPY
Deed in Trust

This Indenture Witnesseth, That the Grantor,

EDWARD COHEN and SHIRLEY COHEN, his wife

of the County of KANE 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 the HARRIS BANK ROSELLE, 106 East Irving Park Road,
Roselle, Illinois, a corporation organized and existing under the
laws of the State of Illinois, as Trustee under the provisions of a
trust agreement dated the 27th day of June, 1986,
known as Trust Number 12487 the following described real
estate in the State of Illinois, to wit:

86280887

The North 124.50 feet of Lot 5 (except the South 59.50 feet thereof)
and the South 5 feet of Lot 4 in Block 15 of Unit 5, Hanover Gardens
First Addition, being a Subdivision of Blocks 9 and 15 of Unit 3,
Hanover Gardens First Addition, being a part of the West Half of the
Southeast Quarter and part of the East Half of the Southwest Quarter
of Section 35, Township 41 North, Range 9, East of the Third Principal
Meridian, in Cook County, Illinois.

This Deed is subject to easements and covenants of record and to real estate taxes
for the year 1985 and subsequent years and to the principal balance and interest due
on Mortgage dated December 11, 1976, recorded December 14, 1976 as Document
Number 23746004 and Assignment of Rents dated December 11, 1976 and recorded
December 14, 1976 as Document No. 23746007 all in the Office of the Recorder of
Deeds of Cook County, Illinois, which Grantees Beneficiaries agree to assume and pay
as a part of the purchase price of the subject property.
Permanent Index No.: 06-25-302-059

Prepared By: Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

Common Address: 7421 Astor Avenue, Hanover Park, Illinois 60103

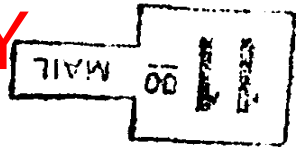
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes
herein and in said trust agreement set forth.

Full power and authority is hereby granted to and vested in said trustee to improve, manage, protect and sub-
divide 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 suc-
cessor 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 present 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 98 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 here-
after, 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 ease-
ments or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appur-
tenant 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. Any such power and authority
granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as
often as occasion may arise with respect to all or any part of the trust property.

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 ap-
plication of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the
terms of this trust and said trust agreement 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 agree-
ment; 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, (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
by 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.

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P.O. Box 72200
Roselle, Illinois 60172

HARRIS BANK ROSELLE



MAIL TO

48808298

48808298

Donald Wagner, 7421 Astor Avenue, Hanover Park, IL 60103

Mail Tax Bills to:

DEPT-01 RECORDING \$11.25
#5333 TRAN 1604 07/08/86 10:09:00
#1784 # 2 * 66-880887
COOK COUNTY RECORDER

Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

This document prepared by:

Notary Public

A.D. 19 86
GIVEN under my hand and notarial seal this 1st day of July
release and waiver of the right of homestead,
free and voluntary act, for the uses and purposes therein set forth, including the
purporting instrument, appeared before me this day in person and acknowledged
personally known to me to be the same person/a whose name/a subscribed to the

EDWARD COHEN and SHIRLEY COHEN, his wife
do hereby certify that I, the undersigned, a Notary Public in and for said County, in the State aforesaid

COUNTY OF DUPAGE }
STATE OF ILLINOIS } ss.

(SEAL) _____ (SEAL) _____

Edward Cohen (SEAL) _____ Shirley Cohen (SEAL) _____

In Witness Whereof, the grantor/s aforesaid has/ve hereunto set/s hand/s and seal/s this 1st day of July, 19 86

And the said grantor/s hereby expressly waive/s and release/s all rights under and by virtue of the homestead exemption laws of the State of Illinois.
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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.
The interest and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avals 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, avals and proceeds thereof as aforesaid.

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