

THIS INSTRUMENT WITNESSETH, that the Grantor Salvatore Nitti, Jr.,
A SINGLE PERSON NEVER MARRIED
of the County of Cook and State of Illinois, for and in consideration of the sum
of Ten and no/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 First State Bank & Trust Company of Franklin Park, an Illinois bank-
ing corporation of Franklin Park, 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 30th day of December, 185, and known as Trust Number
1123, the following described real estate in the County of Cook and State of Illinois, to-wit

LOTS 1, 2 AND 3 IN IDA ORTLEPP'S SUBDIVISION OF LOTS 20,
21 AND 22 AND 23 IN BLOCK 25 IN OGDEN'S ADDITION TO CHICAGO
IN THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Address: 1160-62-64 W. Grand Avenue, Chicago, Illinois
PIN #'s: 17-08-237-010-0000; 17-08-237-011-0000;
and 17-08-237-012-0000

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY.

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.

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to pur-
chase, to sell on any terms, to convey (with or without consideration, to convey and real estate 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 real estate, or any part thereof, to lease said real estate,
or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future 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 for the lease and to grant options to lease and options to renew leases and options to pur-
chase the whole or any part of the reversion and any contract respecting the manner of fixing the amount of present or future rentals to
partition or to exchange said real estate, 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 or appurtenant to said real estate or any part thereof,
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 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 or a successor in trust in relation to said real estate or to whom said real estate
or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged to
see to the application of any purchase money, rent or money borrowed or advanced on 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 trust property shall be conclusive evidence in
favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (as that at the time of the delivery
thereof of the trust created by this deed and by said Trust Agreement was in full force and effect, so that such conveyance or other instru-
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all
amendments thereof, if any, and is binding upon all beneficiaries thereunder, 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 did the con-
veyance in 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.

This conveyance is made upon the express understanding and condition that the grantee, neither individually or as Trustee, nor its
successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they
or its or their agents or attorneys may do or omit to do in or about the said real estate, or under the provisions of this deed or said Trust
Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability
being hereby expressly waived and released. Any contract, obligation or indebtedness, the principal or interest in which is due or payable
to or by the beneficiaries of said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in a joint name, as Trustee of an express trust
and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness
except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and dis-
charge thereof). All persons and corporations whosoever and whatsoever shall be charged with notice of this condition 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 under them or any
of them shall be only in the earnings, dividends and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, dividends and proceeds thereof as aforesaid, the intention 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 memoranda, 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 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 Salvatore Nitti, Jr. hereunto set his hand and seal 4th

day of June, 1987

Salvatore Nitti, Jr. [Seal] Salvatore Nitti, Jr. [Seal]
Salvatore Nitti, Jr. [Seal]

STATE OF Illinois
COUNTY OF Cook

I, JAMES F. DUNNEBACK, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that Salvatore Nitti, Jr. A SINGLE PERSON NEVER MARRIED
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared be-
fore me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and volun-
tary 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 4th day of June, 1987.

Commission expires 3-26 1988 James F. Dunneback NOTARY PUBLIC

MAIL TO:

Ann Bodach

(Name)

2725 N. Thatcher

(Address)

River Grove, IL 60171

(City, State and Zip)

DOCUMENT PREPARED BY

James F. Dunneback, 10125 S. Roberts Rd.,
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS TO:

John Nitti, 2725 N. Thatcher,

(Name)

River Grove, IL 60171

(Address)

ADDRESS OF PROPERTY

1160-62-64 W. Grand Avenue
Chicago, IL

OR RECORDER'S OFFICE BOX NO. BOX 333-CC

FORM 506 217 (REV. 3/76)

Reorder from ILLIANA FINANCIAL, INC (312) 598-9000

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED

20-01 140-041 22 01

12.00

SEE DEED RECORDED AS DOC. # 87577187 FOR TRANSFER STAMPS.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

87577191

Dg

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Franklin Park
10101 West Grand Avenue
Franklin Park, Illinois 60131

TRUST NO. _____

DEED IN TRUST

(QUIT CLAIM DEED)

TO

First State Bank & Trust Company
of Franklin Park
Franklin Park, Illinois
TRUSTEE

Property of Cook County Clerk's Office

COOK COUNTY, ILL. DEEDS
FILED FOR RECORDS

1987 OCT 26 PM 3:21

87577191