UNOFFICIAL COPY

87584230

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor THERESA ANN MIGAS, a widow not since remarried of the County of Cook and State of Illinois for and in consideration of TEN and no/100 ---------- Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the MARQUETTE NATIONAL BANK, a National Banking Association of 6316 S. Western Ave., Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 6th day of October 1987, known as Trust Number 11736, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 216 in D. J. Kennedy's Park Addition in the South East quarter of Section 12, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

HAO

Permanent Index Number: 19-12-404-024

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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 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 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 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 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 praesenti or 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 198 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 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 easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant 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.

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 application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust 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 agreement; and every deed, trust deed, lease, mortgage 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 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 terms, conditions and limitations contained in this indenture and said trust agreement or modifications thereof if any, and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and (d) 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 in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only and exclusively 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 as such, but shall have the interest in the earnings, avails and proceeds thereof as aforesaid.

The above land is not homestead property within the meaning of the Illinois Homestead Exemption Act.

Notwithstanding the foregoing, the trustee shall not be obligated to record this or any other document unless the same is in accordance with the statutes of Illinois and the ordinances of the municipality in which the said real estate is located.

Notwithstanding anything contained herein to the contrary, the trustee shall not be personally liable for any debts or liabilities incurred by it as trustee hereunder, and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or other forced sale, the undersigned grantor hereby waives and releases any and all rights 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 other forced sale.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 13 day of October 1987.

Theresa Ann Migas (Seal) _____ (Seal)

THERESA ANN MIGAS

_____ (Seal) _____ (Seal)

Prepared By: YASUS & SLOMKA, 6336 S.Western Ave.,Chicago, IL

State of Illinois
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that THERESA ANN MIGAS, a widow not since remarried 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 13 day of October 1987.

Kenneth D. Slomka
Notary Public

OFFICIAL SEAL
Kenneth D. Slomka
Notary Public, State of Illinois
My Commission Expires Aug. 12, 1988

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

5116 S. MAPLEWOOD
CHICAGO, ILL

FOR RECORDERS USE ONLY

DELIVERY INSTRUCTIONS

MARQUETTE NATIONAL BANK
6316 South Western Avenue
CHICAGO, ILLINOIS 60636
OR
BOX 300

12 00

DEPT-01 $12.00
T#3333 TRAN 1849 10/29/87 11:31:00
#4597 # C *-87-584230
COOK COUNTY RECORDER

87584230

This space reserved for recorder's use only

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