

# UNOFFICIAL COPY

This Indenture Witnesseth, THAT THE GRANTOR

87618727

STELLA KENDZIORA, a single woman never married

of the County of COOK and State of ILLINOIS for and in consideration

of TEN AND NO/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a 7727 W. LAKE STREET, RIVER FOREST, ILLINOIS 60305

Trust Agreement dated the 5th day of February 1987, known as Trust Number 3287, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 24 in Block 2 in Carney's Addition to Harlem, being a Subdivision of the North East Quarter of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian (except parcels marked "A" and "B" of plat recorded as Document 1073277), in Cook County, Illinois.

Commonly known as: 419 Elgin Avenue, Forest Park, Illinois  
Permanent Index No. 15-13-206-020-000

BAO in

15.00

87618727

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

11-10-87 Date  
Buyer, Seller or Representative

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, power 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 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 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 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, 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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 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 in 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 only an interest in the 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 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 aforesaid has hereunto set her hand and seal this 15th day of February 19 87

Stella R. Kendziora [SEAL]  
STELLA R. KENDZIORA [SEAL]

THIS INSTRUMENT PREPARED BY:  
RIVER FOREST STATE BANK [SEAL]  
BY: Jewelyn C. Sawyers [SEAL]  
7727 LAKE STREET  
RIVER FOREST, ILLINOIS 60305

COPIES OF THIS INSTRUMENT

Deed in Trust

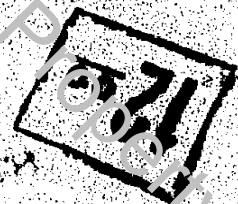
WARRANTY DEED

(BOX 49)

RIVER FOREST STATE BANK AND TRUST COMPANY

RIVER FOREST STATE BANK AND TRUST COMPANY Lake Shore and Franklin Avenues RIVER FOREST, ILLINOIS

DEPT-10 RECORDING 112.00 09:10:12 11/18/87 12:11:11 83730 # A # 78-18727 COOK COUNTY RECORDER



ADW

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STATE OF ILLINOIS COUNTY OF COOK  
I, EVELYN C. HOODRYA, a single woman never married  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
RIVER FOREST STATE BANK AND TRUST COMPANY  
EVELYN C. HOODRYA  
RIVER FOREST STATE BANK AND TRUST COMPANY  
Lake Shore and Franklin Avenues  
RIVER FOREST, ILLINOIS

including the release and waiver of the right of redemption...  
acknowledged and delivered before me this day in person and...  
personally known to me to be the same person and whose name is...  
subscribed to the foregoing instrument, appeared before me this day in person and...  
to the best of my knowledge and belief, the execution of the foregoing instrument...  
is voluntary and the instrument is the true and correct expression of the intent...  
of the parties thereto.

of the County of Cook, Illinois, in Cook County, Illinois, in the City of...  
of the County of Cook, Illinois, in Cook County, Illinois, in the City of...  
of the County of Cook, Illinois, in Cook County, Illinois, in the City of...