

UNOFFICIAL COPY

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
STAMP
174.00
Cook County
REAL ESTATE TRANSFER TAX
REVENUE
STAMP
174.00
STAMP OR REVENUE STAMP HERE

THIS INDENTURE WITNESSETH, that the Grantors KONSTANTIN IVAN MAKEDONSKI
and TRAJANKA MAKEDONSKI his wife
of the County of Cook and State of Illinois, for and in consideration of the sum
of TEN AND NO/100THS Dollars,
(\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby
duly acknowledged, Convey and Warrant unto Capitol Bank and Trust, an Illinois banking corpora-
tion whose address is 4801 West Fullerton, Chicago, 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 19th day of August, 19 87
and known as Trust Number 1375, the following described real estate in the County of Cook
and State of Illinois, to-wit:

LOTS 21 AND 22 IN BLOCK 4 IN KEENEY'S ADDITION TO RAVENSWOOD IN
SECTION 7, SECTION 8 AND SECTION 18, TOWNSHIP 40 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4845-49 N. Ravenswood
Chicago, IL 60640

12.00

P. I. N. : 14-07-421-014
H.X.O. *all dm*

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes hereinafter 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 defend the said real estate or any part thereof, to execute such contracts, mortgages, leases, assignments and to
execute any subdivision or part thereof, and to convey said real estate as often as desired, to contract to sell, to grant options to pur-
chase, to sell on any terms, to convey either with or without consideration, to convey said 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 said, estate, powers and authorities vested in said
Trustee, to sell, 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 so contingent 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 so 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 pur-
chase the whole or any part of the reversion or to contract in respect to 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 a portion or easement 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 such person be different from the ways above specified, at any time or times
hereafter.

In no case shall any party dealing with said Trustee, or any 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 inquire as to the
terms of the trust here provided for, or be obliged to inquire as to the authority, accuracy or applicability 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, shall be conclusively 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 Deed and by said Trust Agreement was in full force and effect, (b) 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 any
amendment thereto, at any, and in binding upon all beneficiaries thereunder, (c) 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 (d) of the con-
veyance 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 the said Trustee in trust.

This conveyance is made upon the express understanding and condition that the Grantor, whether individually or as Trustee, nor the
successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or distress for anything if they or
he or she or their agents or attorneys may do or omit to do in or about the said real estate or in or about the premises of the Deed or said Trust
Agreement or any amendment thereto, 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 incurrence incurred or incurred by the Trustee or any attorney-
in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, or under an express trust
and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or incurrence
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 whatsoever and whatsoever shall be charged with notice of the contents of the Deed
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 in any
of them shall be only in the earnings, rents 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, rents and proceeds thereof as aforesaid, the duties of the Trustee 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 in the Register of Titles as hereby directed and to be done or
in the certificate (title) or duplicate thereof, or personal, the words "in trust" or "upon conditions" or "with limitations" or "with
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 beneficiaries from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 19th
day of August, 19 87.
Konstantin Makedonski (S) all Trajancka Makedonski (S) all
KONSTANTIN IVAN MAKEDONSKI TRAJANKA MAKEDONSKI

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that KONSTANTIN IVAN MAKEDONSKI and TRAJANKA MAKEDONSKI, his wife
personally known to me to be the same person S, whose name S are subscribed to the foregoing instrument, appeared be-
fore me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 16th day of September, 19 87.
Commission expires April 16, 1991

OFFICIAL SEAL
RONALD L. FARKAS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 16, 1991

ADDRESS OF PROPERTY:
4845-49 N. Ravenswood
Chicago, IL 60640
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

MAIL TO:
TRUST DEPT.
Capitol Bank and Trust
4801 W. Fullerton
Chicago, IL 60639
Document Prepared By:
Ronald L. Farkas, 77 W. Washington
Chicago, IL 60626

BOX 333 - GG

7-33-849 D & E #1204435 ZAWACKI

87639613
DOCUMENT NUMBER

UNOFFICIAL COPY

RETURN TO: Capitol Bank and Trust
4801 West Fullerton
Chicago, Illinois 60639

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

**CD CAPITOL BANK
AND TRUST**
401 W. Fullerton • Chicago, Illinois 60639 • (312) 623-7100
Member FDIC

TRUSTEE

Property of Cook County Clerk's Office

87639613

SEARCHED INDEXED
SERIALIZED FILED
MAR 11 1998
CLERK OF COURT
CHICAGO, ILL.