

Deed in Trust

UNOFFICIAL COPY

1987 FEB -2 AM 11: 09

87062946

COOK COUNTY NO. 016

WARRANTY

THE ABOVE SPACE FOR RECORDER'S USE ONLY

2 - 8 6 1 9

THIS INDENTURE WITNESSETH, That the Grantors, Larry Gaytos and Shin Young Gaytos, his wife

of the County of Cook and State of Illinois for and in consideration of ---Ten (\$10.00)--- dollars, and other good and valuable considerations in hand paid, Convey and warrant unto COMMERCIAL NATIONAL BANK OF CHICAGO, a National Banking Association, 4800 N. Western Avenue, Chicago, Illinois 60625, its successor or successors, as Trustee under a trust agreement dated the 23rd day of December, 1986 known as Trust Number 880, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 5 AND THE WEST 1/2 OF LOT 4 IN ROOD'S SUB-DIVISION OF PART OF MARBACH'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

11.00

(Permanent Index No.: 14-01323-015-0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the uses and purposes herein and in the trust agreement set forth

Full power and authority is hereby granted to said trustee with respect to the real estate or any parts of it, at any time or times, to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commence in possession at a future date, and upon any terms and for any period or periods of time, not exceeding 99 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of extensions of charges of any kind, to release convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person deriving title therefrom under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that no conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (c) that the 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 or trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 or title or duplicate thereof, or memorial, the words "in trust," "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 S hereby expressly waive and release 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 S aforesaid has hereunto set their hand S and seal S the 23rd day of January 1987.

Larry Gaytos (SEAL) Shin Young Gaytos (SEAL)

State of Ill. County of Cook } ss. M. G. Kaufman a Notary Public in and for said County, in the state aforesaid, do hereby certify that Larry Gaytos and Shin Young Gaytos, his wife,

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and

OFFICIAL SEAL M. G. KAUFMAN Notary Public, State of Illinois My Commission Expires July 8, 1990

28th day of January 1987. M. G. Kaufman Notary Public

2124 W. Lawrence Ave., Chgo. For information only insert street address of above described property

THIS INSTRUMENT WAS PREPARED BY M. G. Kaufman 6811 N. Ashland Chicago, Il. 60626

COMMERCIAL NATIONAL BANK COMMERCIAL NATIONAL BANK OF CHICAGO 4800 N. WESTERN AVENUE CHICAGO ILLINOIS 60625 312/989-5100

BOX 397

HV

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 90.00 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 90.00 Document Number 87062946

70-94-6131