

UNOFFICIAL COPY

Deed in Trust

Special Warranty Deed

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THIS INDENTURE WITNESSETH, that the Grantor(s)

PAUL SMANIA, a widower

whose mailing address is 1645 NORTH 76TH COURT, ELMWOOD PARK

County of COOK and State of ILLINOIS, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, conveys to THE NORTHERN TRUST COMPANY, a corporation, whose address is 50 South LaSalle Street, Chicago, County of Cook, State of Illinois, and ALVIN B. BUSH

whose address is 850 ARTHUR STREET, ELK GROVE VILLAGE,

County of COOK, State of ILLINOIS as Trustees under the provisions of (the will of

deceased,) (a trust agreement dated the 18TH day of NOVEMBER, 1986), and known as Trust No. 2-74861 the following described real estate situated in the Town of ELMWOOD PARK, County of COOK, and State of ILLINOIS, to wit:

11.00

ALL OF LOT TWENTY-FOUR (24) (EXCEPT THE SOUTH 16 FEET) IN BLOCK SIXTEEN (16) IN MILLS AND SONS' THIRD ADDITION TO GREEN FIELDS, BEING A SUBDIVISION OF THE EAST HALF (E½) OF THE SOUTH WEST QUARTER (SW¼) (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET THEREOF) OF SECTION THIRTY-SIX (36), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FCO

P. I. N. 12-36-329-064 II

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph C, Section 4 of the Real Estate Transfer Tax Act.

Dated this 3rd day of March, 1987
Alvin B. Bush
Signature of Grantor/Seller or their Representative

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TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts, and for the uses and purposes herein set forth. The Grantor(s) covenant(s) and warrant(s) only as to lawful claims of persons claiming by, through or under the Grantor(s).

Said Trustees shall have full power and authority

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereto.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof, with or without consideration, for such terms and upon such conditions as said Trustees deem best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same, as well as at a future time, for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustees think best; also to cancel, renew, extend or modify existing leases.
- (e) To grant easements of every description; also to execute contracts and grant options to lease or purchase said premises or any part thereof.
- (f) Generally to take any action with reference to said property that the Trustees think best, the intent being that said Trustees shall have every power and discretion over and in connection with the same that they would have if they were the absolute owners thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

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In no case shall any person dealing with the Trustees, or dealing with any grantee, mortgagee or lessee of the Trustees, with reference to said premises be obliged to see to the application of the purchase, mortgage or rent money, or to see that the terms of this trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustees, or be privileged or obliged to inquire into any of the terms of said agreement (will), and the execution of any deeds, mortgages, trust deeds, leases or other instruments by the Trustees shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that the Trustees were duly authorized and empowered to execute every such instrument.

This conveyance is made subject to covenants, conditions, easements and restrictions of record, if any.

IN WITNESS WHEREOF the Grantor(s) has _____ hereunto set _____ his hand(s) and seal(s) this 5th day of JANUARY, 1987.

Grantor:

Paul Smania
PAUL SMANIA

Witnessed by:

Robert Holt
Robert Holt

State of Illinois }
County of Cook } ss.

I, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that

Paul Smania
personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 5th day of January, 1987.

Dore E. Sheppard
Notary Public
My commission expires Jan. 20, 1989

Previous Recording Data:

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This instrument was prepared by:

ALVIN B. BUSH
850 ARTHUR AVENUE
ELK GROVE VILLAGE, ILLINOIS

Send subsequent tax bills to:

THE NORTHERN TRUST COMPANY #2-74861
ATTN: REAL ESTATE TAX CLERK
50 SOUTH LASALLE STREET
CHICAGO, IL 60675

RETURN RECORDED INSTRUMENT TO:

THE NORTHERN TRUST COMPANY
ATTN: Mark Hale
50 SOUTH LASALLE STREET
CHICAGO, IL 60675

Address of Property:

1645 N.76th Court
Elmwood Park, IL

Permanent Index No:
12-36-329-064

BOX 833-HV

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