

THIS INDENTURE WITNESSETH, that the Grantors, ELMER MIKOTA and KATHERINE MIKOTA, his wife, of the City of Chicago of the County of Cook and State of Illinois for and in consideration of TEN and 00/100----- Dollars, and other good and valuable considerations in hand paid, Convey and quit claim 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 31st day of October 1988, known as Trust Number 12010, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 in Block 8 in W.F. Kaiser and Company's Ardale Park Subdivision, being a Subdivision of the East half of the North West quarter (except the West 33 feet thereof) of Section 15, Township 38 North, Range 13, East of the Third Principal Meridian, in COOK COUNTY, ILLINOIS.

Commonly known as: 5630 South Kostner, Chicago, Illinois 60629

P.I.N. #15-15-115-031

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, high ways 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 covenants, to lease, to donate, to dedicate, to mortgage, to 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 lease to commence in present or 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 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 leasing 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 or 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 a 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 trust, 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 has been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or prohibited to inquire into any of the terms of said trust agreement, and every deed, trust deed, 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, (as 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, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture, and in said trust 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 that 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 it, or any of them shall be only in the earnings, assets and proceeds arising from the sale or other disposition of said real estate, and such interests 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, assets 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 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 have hereunto set their hand S and seal S this 15th day of November 1988

ELMER MIKOTA (Seal) KATHERINE MIKOTA (Seal)

Prepared By: Arhttur R. Pierce, 6050 S. Pulaski Road, Chicago, IL 60629

State of ILLINOIS } SS I the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that ELMER MIKOTA and KATHERINE MIKOTA, his wife County of COOK } 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 voluntary act, for the uses and purposes therein set forth, including the release and the waiver of the right of homestead. Given under my hand and notarial seal this 15th day of November 1988

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

5630 South Kostner Chicago, Illinois 60629

-88-534693

FOR RECORDER'S USE ONLY

DELIVERY INSTRUCTIONS

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

-88-534693

This space reserved for notary and revenue stamps

EXEMPT FROM PROPERTY TAX SECTION 4. REASON: DATE 11/15/88 REPRESENTATIVE [Signature]

UNOFFICIAL COPY

-88-524693

Property of Cook County Clerk's Office