



WARRANTY DEED IN TRUST

Form 91 R 1/78

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor's NIKOLA JANKOVIC and MARIJA JANKOVIC, his wife of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 5th day of January 1988, known as Trust Number 10910333 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 and the South 15 feet of Lot 26 in Block 3 in A.H. Hill and Company's Northwestern Elevated Railroad Addition, a Subdivision of the North 1/2 of the South-west 1/4 of the Northeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 13-14-214-020 ANK A.S.O.

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 execute any subdivision or part thereof, and to resubdivide said property as often as desired, in contract to sell, to grant, to lease, to purchase, to sell on any terms, to convey either with or without consideration, to lease and premises or any part thereof in a succession or successions in trust and to grant to such succession or successions in trust all of the title, estate, powers and authorities vested in said trustee, to assign, to dedicate, to mortgage, to give or otherwise encumber said property, or any part thereof, to lease and interests, or any part thereof, from time to time, in possession or reversion, or lease to commence in present or future, reduction, any terms and for any period or periods of time, not exceeding in the case of any lease more than the term of 99 years, and to make 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 to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of present or future interest, in addition to or in exchange for property, or any part thereof, for other real or personal property, to grant easements or interests of any kind, to release, convey or assign any right, title or interest in or claim or asserted claim 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 contingencies as it would be useful for any person owning the same in real or personal estate, 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 in 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 fulfillment of any condition, term, or covenant hereon or advanced on said premises, or be obliged to see that the terms of this deed have been complied with, or be obliged to appear with the necessity or expediency of any act of said trustee, or be obliged or privileged to see or 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, in 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, that such conveyance or other instrument was executed in accordance with the trusts, conditions and covenants contained in this indenture and in said trust agreement or in some instrument 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 in trust, or the purchase in trust, that such successions or conveyances in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the fee or their equivalents 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, profits and proceeds arising from the sale or other disposition of said real estate, and such interest as herein provided to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate in trust, but only an interest in the earnings, profits 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 requested not to register or note in its certificate of title or duplicate thereof, or in any other public record, 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 waive, and release, any and all right or benefit under any law by virtue of any act or statute of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor states said has hereunto set their hand and seal this 5th day of January 1988.

(Seal) Nikola Jankovic (Seal) Marija Jankovic

State of Illinois, County of Cook, Notary Public in and for said County, in the state aforesaid, do hereby certify that Nikola Jankovic and Marija Jankovic, his wife

personally known to me to be the same persons whose names 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 waiver of the right of homestead. Given under my hand and notarial seal this 5th day of January 1988

Notary Public signature

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 937.50

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX 62.50

REAL ESTATE TRANSACTION TAX 62.50

REVENUE STAMP JAN 1988

1988010

Form 91

After recording return to: Box 533 (Cook County only) CHICAGO, TITLE AND TRUST COMPANY 111 West Washington St. / Chicago, Ill. 60602 Attention: Land Trust Department

3516-20 W. Sunnyside Ave. Chicago, Illinois

-88-031967

56031967

UNOFFICIAL COPY

Property of Cook County Clerk's Office