

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

88183449

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor S, EDWARD WILK, a bachelor, JOSEPH WILK, a bachelor, ANDREA WILK, a spinster, DIANE JURCZYK, married to JEFFREY JURCZYK

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 AFFILIATED BANK / WESTERN NATIONAL, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 20th day of February 1988, known as Trust Number 10469, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 15 in William Zuetell's North 59th Avenue Subdivision of the West half of the South East quarter of Section 29, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-29-427-001

88183449

This instrument was prepared by: Kimberly Ptak Rooney, Attorney at Law, 5717 West 35th Street, Cicero, Illinois 60650.  
THIS IS NOT HOMESTEAD PROPERTY.

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 deed, lease 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 consideration, to convey said premises or any part thereof to a mortgagee or successors in trust and to grant to such mortgagee or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in perpetuity or for a term 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 lease the term of 99 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 lease and options to purchase any part of the premises, to and in contract respecting the manner of fixing 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 on any land, to release, convey or assign any right, title or interest in or about or easement 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 any 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 trustee 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 required 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 have been complied with, or be obliged to inquire into the necessity or expediency 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 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, and 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. (b) That such conveyances or other instrument was executed in accordance with the trusts, conditions and limitations recited in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder. (c) That said trustee has duly ascertained as to all matters of record and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a mortgagee or successors in trust that such mortgagee or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of it, his or their predecessor 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, avails and proceeds arising from the sale or other disposition of said real estate, 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 real estate as such, but only an interest in the 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 of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation" 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 hands and seals this 20th day of February, 1988.

*Edward J. Wilk*  
EDWARD WILK (Seal)

*Diane Jurczyk*  
DIANE JURCZYK (Seal)

*Joseph Wilk*  
JOSEPH WILK (Seal)

*And in Will*  
ANDREA WILK

State of Illinois, County of Cook, I, Kimberly Ptak Rooney, a Notary Public in and for said County, in the state aforesaid, do hereby certify that EDWARD WILK, a bachelor, JOSEPH WILK, a bachelor, ANDREA WILK, a spinster, DIANE JURCZYK, married to Jeffrey Jurczyk

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 waiver of the right of homestead.

Given under my hand and notarial seal this 20th day of Feb 1988.



*Kimberly Ptak Rooney*  
Notary Public

GRANTEE'S ADDRESS:  
Affiliated Bank / Western National  
5801 West Cermak Road, Cicero, Illinois 60616  
Cook County Recorders Box 289

2457 North Marmora Avenue  
Chicago, IL 60639-2332

For information only insert street address of above described property.

This space for affixing filer and revenue stamps  
 EXEMPT UNDER PROVISIONS OF PARAGRAPH 11-1, SECTION 4,  
 REAL PROPERTY TAX ACT OF 1980 - 111 ILCS 110/11 and Cook County  
 Affiliated Bank / Western National  
 Mrs. Deborah L. Bennett-Wilson  
 Vice President  
 2-20-88

Execution Number

UNOFFICIAL COPY

Box 99

Property of Cook County Clerk's Office

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. T43735 TRAN 4914 05/02/88 12:16:00 \$12.00  
. 14375 + C \*--88-188449  
. COOK COUNTY RECORDS

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