

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

88378601

2878782788
5117
Unit X

THIS INDENTURE WITNESSETH, That the Grantor, LEE ZIELONKA and NANCY ZIELONKA,
his wife

of the Country of Cook and State of Illinois, for and in consideration
of the sum of Ten (\$10.00) Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit
Claim unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking
association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as
Trustee under the provisions of a certain Trust Agreement, dated the 15th day of October 1987, and
known as Trust Number 2669, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lot 18 in Block 24 in S.S. Hayes Kelvyn Grove Addition to
Chicago, a Subdivision of the Southwest 1/4 of Section 27,
Township 40 North, Range 13, East of the Third Principal
Meridian, in Cook County, Illinois

DEPT-01

\$12.25

T#4444 TRAN 1701 08/19/88 14:31:00

#0454 # D * -88-378601

COOK COUNTY RECORDER

-88-378601

Commonly known As: 4440 W. Montana Chgo

SUBJECT TO

13-27-323-021

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth
and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or
to vacate any subdivision or part thereof, and to resubdivide said real estate as often as deemed proper, to contract to sell, to grant options to purchase, in sell on any terms, to convey
either with or without consideration, to convey said 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,
estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any
part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, 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 or to renew leases and options to purchase the whole or any part of
the real property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 to any real estate or easement appurtenant to said real estate or any part thereof,
and to deal with 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 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, or any successor in trust, in relation to said real estate, or to any part thereof, shall be conveyed, con-
tracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said
real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in
trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such con-
veyance or other instrument, (a) 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 con-
veyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if
any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 in trust.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, individually or as Trustee, nor its successor or
successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything or for the failure of any of their agents or attorneys to do or omit to do in or
about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate,
any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate
may be entered into by it in name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the
Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or in-
debtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations
whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be and in the earnings, assets and
proceeds arising from the sale or any 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, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said Columbia
National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee
shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the register of titles is in
accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases 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 8th day of August 19 88.

Lee Zielonka
Lee Zielonka

[SEAL]

Nancy Zielonka
Nancy Zielonka

[SEAL]

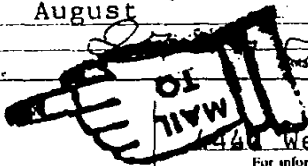
[SEAL]

State of Illinois
County of Cook
his wife

Irving H. Melnick a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Lee Zielonka and Nancy Zielonka,

personally known to me to be the same person S. whose name S. are they 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 my hand and notarial seal this 8th day
of August 19 88

OFFICIAL SEAL
IRVING H. MELNICK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMM. EXP. JULY 10, 1993



\$12.00 MAIL

Return to:

Columbia National Bank of Chicago
5250 N. Harlem Avenue
Chicago, IL 60656
ATTN: Trust Dept.

4440 West Montana, Chicago, Ill.

For information only insert street address of above described property.

TR4 I.F.I.

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REAL ESTATE
COOK COUNTY
88378601

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Property of Cook County Clerk's Office

88378601

