

UNOFFICIAL COPY

0278103

DEED IN TRUST
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

89443517

THE GRANTOR Phyllis R. Supka, widowed and not since remarried

DEPT-01 RECORDING \$12.25
TR444 TRAM 0247 07/20/89 10:21:00
43599 H D * -39- 443517
COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANTS/QUIT CLAIM) unto Phyllis R. Supka, 335 Selbourne, Riverside, Illinois 60546

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 1st day of June, 1989 and known as Trust Number 759 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and into all and every successor of said trustee in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

89-443517

(See Attached Rider)
Parcel #1: 15-25-310-009
Parcel #2: 16-28-119-020

Permanent Real Estate Index Number(s):
Address(es) of real estate: Parcel #1: 335 Selbourne, Riverside, Illinois 60546
Parcel #2: 5238 West 24th Place, Cicero, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 consideration; to convey said premises 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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 leases and options to purchase the whole or any part of the reversion and to 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 of any kind; to release, convey or assign any right, title or interest in or about 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 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 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 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. (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 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 (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.

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 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 aforesaid has hereunto set her hand and seal this 1st day of June, 1989

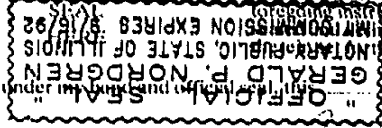
Phyllis R. Supka (SEAL)

State of Illinois, County of Cook ss.

IMPRESS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Phyllis R. Supka, widowed and not since remarried

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, delivered the said instrument as her free and voluntary act, for the uses and purposes therein expressed, including the release and waiver of the right of homestead.



Given under my hand and official seal this 1st day of June 19 89

Commission expires 8/15/92

NOTARY PUBLIC

This instrument was prepared by Gerald P. Nordgren, Koykar, Frejlich & Associates, 10353 W. Roosevelt Road, Westchester, Illinois 60154 (NAME AND ADDRESS)

WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Koykar, Frejlich & Associates

(Name)

10353 W. Roosevelt Road

(Address)

Westchester, Illinois 60154

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Phyllis R. Supka

(Name)

335 Selbourne

(Address)

Riverside, Illinois 60546

(City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt Under Section 1004 Paragraph (c) Real Estate Transfer Tax Act

J. J. Hayes 9-19-89

EXEMPT BY TOWN ORDINANCE TOWN OF CICERO

89443517

8/19/89

Handwritten initials

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE'S
LEGAL FORMS

Property of Cook County Clerk's Office

2025/03/09

UNOFFICIAL COPY

RIDER

PARCEL ONE:

THE NORTH HALF OF LOT 1263 IN BLOCK 32 IN THE THIRD DIVISION OF RIVERSIDE, BEING A SUBDIVISION OF SECTION 25 AND SECTION 36, TOWNSHIP 39 RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 335 SELBOURNE, RIVERSIDE, ILLINOIS 60546

PERMANENT TAX INDEX NO.: 15-25-310-009

PARCEL TWO:

LOT 29 IN BLOCK 5 IN HAWTHORNE LAND AND IMPROVEMENT COMPANY'S ADDITION TO MORTON PARK BEING THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5238 WEST 24TH PLACE, CICERO, ILLINOIS

PERMANENT TAX INDEX NO.: 16-28-119-020

COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

89443517

UNOFFICIAL COPY

Rec'd from Illinois for the
State of Cook County Clerk's Office

Property of Cook County Clerk's Office