

# UNOFFICIAL COPY

DEED IN TRUST 89-524821

THIS INDENTURE WITNESSETH, that the Grantors **ADAM LAZAR and CHRISTINE LAZAR, his wife** of the County of **Cook** and State of **Illinois** for and in consideration of **TEN (\$10,000)** Dollars, and other good and valuable considerations in hand paid, Convey and Warrant 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 **27th day of October 1989**, known as Trust Number **12213**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 12 in Block 3 in Archer Highlands Addition being H. H. Wessel and Company's Subdivision of the West 1/4 of the West 1/2 of the Northeast 1/4 of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: **4934 South Kolin Avenue, Chicago, IL 60632**  
Permanent Real Estate Index Number: **19-10-216-032-0000**

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 subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on an 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 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 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 easement appurtenant to said premises or any part thereof, and to deal with said premises and every part thereof in all other ways and for such other considerations as it would be lawfully in its 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, so 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. It is further covenanted and warranted 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 thereto, and binding upon all beneficiaries thereunder. It is further covenanted and warranted that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and that the conveyance or other instrument made by 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, profits and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be a 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, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Deeds 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 grantors hereby expressly waive, release and relinquish, and in full and final right of 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 of other debts.

In Witness Whereof the grantor **Adam Lazar and Christine Lazar** attested by **their** hand **S** and seal **S** this **27th** day of **October** 19 **89**

Adam Lazar (Seal) Christine Lazar (Seal)  
Adam Lazar Christine Lazar

Prepared By: Denis P. Dwyer, esq., 4192 Archer Avenue, Chicago, IL 60632

State of Illinois )  
County of Cook ) SS I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Adam Lazar and Christine Lazar, his wife

-89-524821 personally known to me to be the same persons 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 27th day of October 19 89

[Signature]  
Notary Public

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

4934 S. Kolin Avenue  
Chicago, IL 60632

FOR RECORDERS USE ONLY  
DEPT-01 RECORDING \$12.00  
T#2222 TRAN 8348 11/03/89 16:44:00  
#6759 \$ \* - 89 - 524821  
COOK COUNTY RECORDER

DELIVERY INSTRUCTIONS  
DEPT. OF REVENUE  
CHICAGO, ILLINOIS 60636

OR  
BOX 300  
MAIL TO

1200

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Property of Cook County Clerk's Office

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