

UNOFFICIAL COPY

89087362

This Indenture Witnesseth, that The Grantor

JOHN N. KOST and MIRIAM A. KOST, his wife

of the County of Cook and State of Illinois

of TEN AND NO/100 Dollars

and other good and valuable considerations in hand paid, Convey and Warrant unto

Kansas State Bank, Kansas, Illinois

a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 28th day of December, 1988, known as Trust Number 162

the following described real estate in the County of Cook and State of Illinois, to-wit: Lots 19 and 20 in Block 4 in the resubdivision of Blocks 11 and 12 in the resubdivision of the Washington Park Club Addition to Chicago, a Subdivision of the South One Half of the South East One Quarter of Section Fifteen, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois Address: 6256 S. Vernon, Chicago, Ill.

P.I.N. 20-15-408-026

This instrument prepared by:

Homer J. Askounis 4433 Touhy Ave. Lincolnwood, Ill. 60466

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 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 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 10 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 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 relations 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 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.

And the said grantor hereby expressly waives and releases any and all rights 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 hereunto set hand and seal this 24th day of January 1989

(SEAL) John N. Kost (SEAL) (SEAL) Miriam A. Kost (SEAL)

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. e.

Sign. [Signature]

Property of Cook County

89087362

UNOFFICIAL COPY

Deed in Trust

WARRANTY DEED

TRUST NO _____

TO

TRUSTEE

Return To:
Kansas State Bank
P.O. Box 368
Kansas, IL. 61933

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DEPT-01 \$12.25
T#1111 TRAN 5110 02/27/89 15:25:00
#9719 # A * -89-087342
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

OFFICIAL SEAL
HOMER J. ASKUNIS
NOTARY PUBLIC STATE OF ILLINOIS

STATE OF ILLINOIS } ss. Homer J. Askunis
County of Cook }
I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
John N. Kost and Miriam A. Kost, his wife
personally known to me to be the same person _____ whose name _____
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that they aligned, sealed and delivered the said instrument as
their free and voluntary act, for the use and purpose therein set forth,
including the release and waiver of the right of homestead.
GIVEN under my hand and notarial seal
this 24th day of January 1989
Notary Public.

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