

89112135

WARRANTY DEED IN TRUST
UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, That the Grantor, MORTON L. ZASLAVSKY, married to KARIN M ZASLAVSKY, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto the State Bank of Countryside a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute Trust within the State of Illinois, as Trustee, under provisions of a certain Trust Agreement, dated the 21st day of November, 1984, and known as Trust Number 070, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 15 IN BLOCK 2 IN MARK SKINNER'S SUBDIVISION OF BLOCKS 2 AND 3 AND THE WEST 33 FEET OF BLOCK 1 OF STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTE OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax Number: 17-04-110-031-0000

SUBJECT TO: 1988 REAL ESTATE TAXES
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 and as set forth on the reverse side of this Document.

And the said grantor hereby expressly waives and releases any and all 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 or execution or otherwise.

IN WITNESS WHEREOF, THE GRANTOR AFORESAID HAS HEREUNTO SET HIS HAND AND HIS SEAL THIS 12th DAY OF September, 1988.

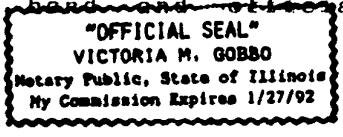
Morton L. Zaslavsky
MORTON L. ZASLAVSKY

Karin M. Zaslavsky
KARIN M. ZASLAVSKY

State of Illinois)
) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MORTON L. ZASLASKY and his wife, KARIN M. ZASLASKY, are personally known to be the same persons whose names 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 official seal, this 12th day of September, 1988.



Victoria M. Gobbo
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
JOHN E. GRIFFIN
ATTORNEY AT LAW
8711A W. 95TH ST.
HICKORY HILLS, IL. 60457

MAIL TO:
STATE BANK OF COUNTRYSIDE
6724 JOLIET ROAD
COUNTRYSIDE, ILL. 60525

ADDRESS OF THE PROPERTY:
1536 N HUDSON
CHICAGO, IL 60610

SEND TAX BILLS TO:
STEVE QUINN
8729 W STOLTING ROAD
NILES, IL 60648

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
MAR 15 '89
17.50
9 2 5 9 4
COOK COUNTY, ILL.

89112135
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE
6 5 0 9 0 1

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAR 14 '89 ★
★ 262.50 ★



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Full power and authority is hereby granted to said Trustee to improve, manage, lease, and subdivide said real estate or any part thereof, to declare any easements, rights of way, or other interests in or about said real estate, and to re-subdivide said real estate as often as may be deemed necessary to sell, lease, or otherwise dispose of any part thereof, to convey either with or without consideration, to convey said real estate or any part thereof to any 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 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 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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, 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 whom said real estate or any part thereof shall be conveyed, contracted 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 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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 State Bank of Countryside, 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 if or they or its agents or attorneys any 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 therein, 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 the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 indebtedness, 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 who sever 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 only in the earnings, avails and proceeds arising from the sale of 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, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said State Bank of Countryside 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 other document, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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DEPT-01 #12.25
T43333 TRAN 5412 03/14/89 14:47:00
#6501 ÷ C * -89-112135
COOK COUNTY RECORDER



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