

UNOFFICIAL COPY

89243772

S1975297 (RJM) SAS

THIS INDENTURE WITNESSETH that the Grantors, DONNA DEMSCO, a divorced woman having not since remarried & DENNIS DEMSCO, a divorced man, having not remarried of the County of COOK and State of Illinois for and in consideration of Ten and NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and warrants 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 10th day of September 1988, known as Trust Number 11969, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 23 IN BLOCK 15 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. 19-13-426-033

Subject to general taxes for 1988 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and re-

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 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 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 easement 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 a 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 any 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 by mortgage by said trustee, be obliged to see to the application of any purchase moneys, rent, or moneys 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 rights, 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 the same property 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, in any of them shall be only in the earnings, assets 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, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles, or any person directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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. DONNA DEMSCO and DENNIS DEMSCO hereunto set their hands and seals on this 17th day of April 1989.

Donna DemSCO (Seal) Dennis DemSCO (Seal)

(Seal) (Seal)

Prepared By: Sharran r. Greenberg; 205 Laurel Avenue; Highland Park, Il.

State of Illinois ) ss. DONNA DEMSCO and DENNIS DEMSCO  
County of COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that they executed, 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.

"OFFICIAL SEAL"  
GINTARAS P. CEPENAS  
Notary Public, State of Illinois  
My Commission Expires Mar. 3, 1990

Given under my hand and notarial seal this 25 day of May 1989  
Notary Public

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

FOR RECORDERS USE ONLY

2652 West 63rd Street; Chicago, Il.

DELIVERY INSTRUCTIONS.

MARQUETTE NATIONAL BANK  
6316 South Western Avenue  
CHICAGO, ILLINOIS 60636

OR  
BOX 300

89243772 REAL ESTATE TRANSACTION  
COOK COUNTY  
STATE NOTARY  
777 736 000

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strictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; existing leases or tenancies, if any.

**89243774**

Property of Cook County Clerk's Office

DEPT-01 \$12.00  
1#4444 TRAN 7234 05/30/89 15:44:00  
#509 # 5 # 89 243774  
COOK COUNTY RECORDER

89243774

\$12.00