

UNOFFICIAL COPY

90447294

This Indenture Witnesseth That the Grantor (s) PHILIP M. MONTES,  
a bachelor

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, Convey<sup>s</sup> and Warrant<sup>s</sup>

**WORTH BANK AND TRUST**, 6826 West 111th Street, Worth, Illinois 60482, a corporation of Illinois,  
as Trustee under the provisions of a trust agreement dated the 29th day of JUNE 1990

known as Trust Number 4586, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

Lot 377 (except th<sup>e</sup> South 7 1/2 feet thereof) and the South half of Lot 378 in D. J.  
Kennedy's Park Addition in the Southeast quarter of Section 12, Township 38  
North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 5226 South Campbell Avenue, Chicago, Illinois 60632  
PIN: 19-12-414-034-0000

Subject to covenants, conditions and restrictions of record and general real estate  
taxes for the year 1989 and subsequent years.

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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 suc-  
cessor 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 hereof, 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 annuities or charges of any kind, to release, convey or assign any right, title or interest in or  
about or encumbrance 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 may 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 agree-  
ment 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  
predecessors 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 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 aforesaid has hereunto set his hand and

seal this 1st day of AUGUST 1990

Philip M. Montes (SEAL)  
PHILIP M. MONTES

(SEAL)

(SEAL)

DEPT-01 RECORDING \$13.00  
T#8888 TRAN 2582 08/11/90 11:55:00  
#6143 #H \*-90-447294  
COOK COUNTY RECORDER

GEORGE J. JASINSKI  
6446 West 127th Street  
Palos Heights, IL 60463

This document was prepared by

13.00

Section 4, Real Estate Transfer Tax Act.

9/6/90 Date  
George J. Jasinski Attorney at Law

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TRUST No.....

DEED IN TRUST

TO

WORTH BANK AND TRUST  
TRUSTEE

PROPERTY ADDRESS

Made To:

WORTH BANK AND TRUST

6825 West 111th Street      Worth, Illinois 60482

Property of Cook County Clerk's Office

OFFICIAL SEAL  
TERESE A. JACOWSKI  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. MAY 12, 1992

\_\_\_\_\_ of \_\_\_\_\_  
19 90 August  
1ST day  
GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day  
and waiver of the right of homestead.  
free and voluntary act, for the uses and purposes therein set forth, including the release  
signed, sealed and delivered the said instrument as \_\_\_\_\_ his  
the foregoing instrument appeared before me this day in person, and acknowledged that  
personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ is subscribed to  
\_\_\_\_\_ who is \_\_\_\_\_

PHILIP M. MONTES  
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that

STATE OF ILLINOIS }  
COUNTY OF COOK } ss. I, Terese A. Jacowski

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