

## DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Robert G. Kosobucki and Stephanie L. Kosobucki,

his wife,

of the County of COOK and State of ILLINOIS  
for and in consideration of the sum of Ten Dollars and no  
cents \*\*\* Dollars (\$ 10.00), in hand paid, and of other  
good and valuable considerations, receipt of which is hereby duly acknowledged.

Warrant,  
nowledged, Convey, and Quit Claim unto MELROSE PARK  
BANK & TRUST, 17th Avenue and Lake Street, Melrose Park, Illinois, 60160,  
a corporation duly organized and existing as an Illinois Corporation under  
the laws of the United States of America, and duly authorized to accept  
and execute trusts within the State of Illinois, as Trustee under the provi-  
sions of a certain Trust Agreement, dated the 27th day of  
July 1971, and known as Trust Number 952,  
the following described real estate in the County of COOK,  
and State of Illinois, to-wit:

The North 1/2 of Lot 6 In Block 2 In Subdivision of part of  
Northwood, being a subdivision of the North 1/2 of the East 1/2 of  
the South West 1/4 of Section 1, Township 39 North, Range 12, East  
of the Third Principal Meridian, according to the Plat thereof  
recorded January 28, 1921 in document #908799, in Cook County,  
Illinois.

Subject only to the following, if any: general taxes for the year 1990 and  
subsequent years; special taxes or assessments for improvements not yet completed;  
building lines and building and liquor restrictions of record; zoning and  
building ordinances; roads and highways, if any; private, public and utility  
easements of record; party wall rights and agreements, if any, covenants,  
conditions and restrictions of record (none of which provide for reverter) if  
any.

The above space for recorder's use only

Real Estate Index No. 15-01-304-013-0000/

RE ATTORNEY SERVICES # 15605

Scott L. David, Esq.  
This document was prepared by: KAMENSKY & RUBINSTEIN

7250 N. Cicero Ave., Ste. 200, Lincolnwood, IL 60646

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, and to create any subdivisions or parts thereof, and to subdivides said real estate as often as desired, to contract to sell, to grant options to purchase, to lease, to convey, to exchange, to mortgage, to sell without consideration, to convey and resell, or any other way, to any person or persons, in trust or otherwise, to such successor or successors in trust, all of the title, estate, interest and property contained in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, or any part of 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 to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 years, 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 doing 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 charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, 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 way, 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, consent to be held liable or responsible, in law or equity, or to whom the terms of the trust, or any amendment thereto, or to be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or of any instrument executed or purporting to impose, 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 Registrars 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries thereunder, (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 co-tenant 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 Melrose Park Bank & Trust, individually or as trustee, nor its successors in trust, shall incur any personal liability, or be subjected to any claim, judgment or decree for anything it may do, or do, or on behalf of its or their agents or attorneys, may do, omit to do, or do, or on behalf of the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to persons or property happening in or about the 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, 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, however and whenever shall be charged with notice of this conveyance 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 or 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 Melrose Park National Bank 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 extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered title is in accordance with the true intent and meaning of the trust.

And the said grantor, hereby expressly waive, and release, 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 hand and seal, the 11th day of October 1990.

*Robert G. Kosobucki*  
Robert G. Kosobucki

(SEAL) (SEAL)

*Stephanie L. Kosobucki*  
Stephanie L. Kosobucki

(SEAL) (SEAL)

State of Illinois, B.R.  
County of Cook, I.L.  
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Robert G. Kosobucki and Stephanie L. Kosobucki, his wife,

personally known to me 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 notarial seal this 1st day of October 1990.

Notary Public

RETURN TO MELROSE PARK BANK & TRUST  
17th Avenue & Lake Street  
Melrose Park, Illinois, 60160  
Box 180 Cook County Recorder

106 Ashland Ave., River Forest, IL 60302

For information only insert street address of above described property

SEE REVERSE FOR STATE AND  
COUNTY REVENUE STAMPS.

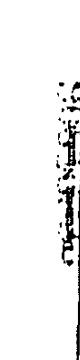
Village of River Forest  
Real Estate Transfer Tax  
\$100

Village of River Forest  
Real Estate Transfer Tax  
\$55

Village of River Forest  
Real Estate Transfer Tax  
\$100

Village of River Forest  
Real Estate Transfer Tax  
\$100

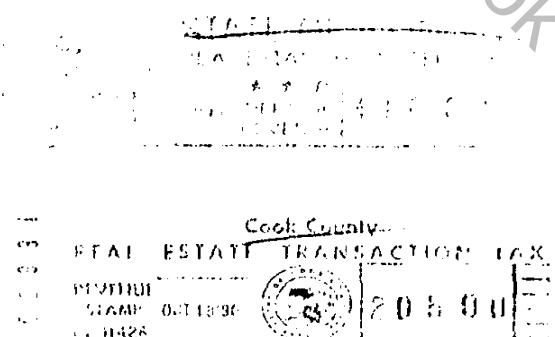
Village of River Forest  
Real Estate Transfer Tax  
\$55



175  
180

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