

This Indenture Witnesseth That the Grantor (s) Jeffrey J. Kroma, a single man residing at Unit 405, 333 South East Avenue, Oak Park, Illinois 60302

UNOFFICIAL COPY

90556691

of the County of Cook and State of Illinois for and in consideration of Ten and no/100s-----(\$10.00)----- Dollars,

and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto BROOKFIELD FEDERAL BANK FOR SAVINGS, 9009 Ogden Ave., Brookfield, Illinois 60513, a corporation under the Laws of the

United States of America as Trustee under the provisions of a trust agreement dated the 15th day of November

19 90, known as Trust Number 391, the following described real estate in the County of Cook and State of Illinois, to wit:

Exhibit "A" attached hereto.

DEPT-01 RECORDING 914.23
T63333 TRAN 9946 11/14/90 13:42:00
#7001 # 90-556691
COOK COUNTY RECORDER

90556691

Commonly known as: Unit 405 333 South East Avenue, Oak Park, Illinois 60302
Tax exempt pursuant to Paragraph 2 Section 4, of
the Real Estate Transfer Tax Act.

PROPER

Nov 13 1990
Date

[Signature]
Agent

PERMANENT REAL ESTATE INDEX NUMBER 16-07-414-027-1029

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 praesenti 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 easements 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 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 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 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 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 15th day of November 1990.

Jeffrey J. Kroma (SEAL)
Jeffrey J. Kroma

____ (SEAL)

____ (SEAL)

____ (SEAL)

THIS INSTRUMENT WAS PREPARED BY : Steven B. Bashaw
Suite 210
211 West Chicago Avenue
Hinsdale, Illinois 60521
(708) 789-1888



UNOFFICIAL COPY

TRUST No.

DEED IN TRUST

TO
BROOKFIELD FEDERAL BANK FOR SAVINGS
TRUSTEE

PROPERTY ADDRESS

MAIL TO:

BROOKFIELD FEDERAL BANK FOR SAVINGS

5009 Ogden Avenue

Brookfield, IL 60513

Property of Cook County Clerk's Office

OFFICIAL SEAL
STEVEN B. BASHAW
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JULY 26, 1991

16995506

STATE OF ILLINOIS } ss. I,
COUNTY OF COOK
Steven B. Bashaw
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that:
Jeffrey J. Kroma
who is
personally known to me to be the same person whose name is subscribed to
the foregoing instrument appeared before me this day in person, and acknowledged that
he signed, sealed and delivered the said instrument as his
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 15th day of November 19 90
My Commission Expires _____
Notary Public.

EXHIBIT "A"

Unit Number 405, in the 333 South East Avenue Condominium as delineated on a Survey of the following described real estate:

Lots 8, 9 and 10 in Ballard's Subdivision of Block 1, (except the North 50 feet thereof), in Odgen and Jones Subdivision of the South West 1/4 of the South East 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 24982682, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

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