

THIS INDENTURE WITNESSETH, That the Grantor, HELEN KOPECK, a widow and not re-married of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto 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 trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 10th day of December 19 90 and known as Trust Number 901005, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 43 in Block 4 in 2nd Addition to Clearing a Subdivision of the WEST Half of the North East Quarter of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, (Excepting the Street Railway Right of Way, School Lot and Streets Heretofore Dedicated) in Cook County, Illinois

ADDRESS OF PROPERTY: 5712 W. 65th Street Chicago, Illinois 60638

Permanent Real Estate Tax No. 19-20-214-043

13.00

263107

SUBJECT TO Real Estate Taxes for 1990 and subsequent years.

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 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 vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any term, to convey either with or without consideration, to convey said real estate 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 charity, 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, for a term not to exceed the term of 99 years, and to renew or extend leases up on any terms and for any period or periods of time not exceeding the term of 99 years, and to modify, change or terminate any lease or leases 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 charges of any kind, to release, convey or assign any right, title or interest in or about or appertaining 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 ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee, or any successor in trust, in relation to said real estate, or in 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 Agreement 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 instruments thereof, (c) and binding upon all beneficiaries thereunder, (d) 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 (e) that 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 the said real estate in trust.

This conveyance is made upon the express understanding and condition that neither State Bank of Countryside, individually or as Trustee, nor any successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done or by their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said Trust Agreement or any instrument or other instrument or for injury to person or property happening in or about said real estate any time, all such liability being hereby expressly waived and released by the grantor. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the name of the then beneficiary under said Trust Agreement as their attorney in fact, by their irrevocably appointed agent for such purposes, 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 whatsoever 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, assets 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, assets 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 words of similar import, or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall be required to produce the said Agreement, or any part thereof, or any extracts therefrom, 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.

And the said grantor hereby expressly waives, releases, and conveys, 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 this 10th day of December, 19 90. (Helen Kopeck) (SEAL)

State of Illinois } Eugene J. Briars a Notary Public in and for said County, County of Cook } in the state of aforesaid, do hereby certify that Helen Kopeck, a widow and not re-married

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 she signed, sealed and delivered the said instrument as her 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 21st day of DECEMBER, 19 90.

This Page or Affixing Return and Revenue Stamp

Document Number 90621872

Prepared by: Eugene J. Briars 5116 S. Archer Ave. Chicago, IL 60632

Mail to: STATE BANK OF COUNTRYSIDE 4724 KILPAT ROAD COUNTRYSIDE, ILLINOIS 60515 (708) 485-1800

BOX 15

# UNOFFICIAL COPY

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COOK COUNTY CLERK

1990 DEC 26 PM 12:17

90621872

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
RECEIVED

COOK COUNTY CLERK  
1990 DEC 26 PM 12:17