

DEED IN TRUST

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, BRANKO TUPANJAC, married to Radosila Tupanjac

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, Conveys and Warrants unto COLONIAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation whose address is 5850 West Belmont Avenue, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of December 19 89, and known as Trust Number 1672 the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 1, 2, 3 AND 4 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 4 IN CENTRAL PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 3401-07 N. MONROE/110-16 S. HOMAN, CHICAGO, IL

P. I. N. 14-14-205-020

SUBJECT TO: COVENANTS, RESTRICTIONS AND EASEMENTS (IF RECORDED) PROVISIONS OF PARAGRAPH 5, Section 8-1.1, and other provisions of Paragraph 7, Section 8-1.1, of the Illinois Real Estate Transfer Tax Act.

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DEED

Buyer, Seller or Representative

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 inspect, manage, protect and build upon said real estate in any part thereof; to dedicate streets, highways or alleys to vacate any sidewalk or part thereof; and to redivide said real estate as often as desired to conform to said Trust Agreement or to sell in any terms, to lease with or without consideration including deeds conveying the same to said Trustee, to convey said real estate in any part thereof to said Trustee or successors in trust and to grant to such successors in trust all of the title, estate, powers and authorities vested in said Trustee to divide, to divide the mortgage, to divide the same under said real estate or any part thereof, to lease said real estate in any part thereof from time to time, in possession or reversion, to lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single term, 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 real estate and to contract respecting the manner of letting 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 in connection with said real estate in any part thereof and to deal with said real estate and every part thereof in all other ways and for all other lawful purposes as it should be lawful for any person owning the same to deal with the same, whether being or to be different from the ways above specified, at any time or times hereafter.

This conveyance is made upon the express understanding and conditions that neither I, Branko Tupanjac, nor my successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done or omitted to be done in or about the said real estate or under the provisions of this Deed in said Trust Agreement or any amendment thereto or for anything happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract obligations or indebtedness, if any, incurred by the Trustee in connection with said real estate may be referred to, or in the name of the then beneficiaries under said Trust Agreement as if they were in fact hereby irrevocably assigned for said purposes, or to the executor of the Trustee in his final name, as Trustee of an express trust and not individually, to those who have no obligation whatsoever with respect to any such contract obligations or indebtedness, except fully similar as the trust property and funds in the actual possession of the Trustee shall be available for the payment and discharge thereof. All persons and obligations, whether known and what person shall be charged with the discharge of them 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 the beneficiary hereunder shall have any title or interest legally negotiable in or to said real estate as such but only an interest in earnings, assets and proceeds thereof as aforesaid the intention thereof being to vest in said Colonial Bank and Trust Company of Chicago, Inc. the entire legal and equitable title in the simple, in and to all 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 memoranda, 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 exemption of homesteads from sale or execution in all respects.

In witness whereof the grantor, Branko Tupanjac, his hands and seal of the 16th day of FEBRUARY 1990
90185408
SEAL: [X]
[X] Radosila Tupanjac

3/14/90
S. J. [Signature]
Buyer, Seller or Representative

30185408

THIS DOCUMENT PREPARED BY: [Signature]
Return to: Colonial Bank and Trust Company of Chicago
5850 W. Belmont, Chicago, Ill. 60634
Attn: Lead Trust Dept.

For information only insert street address of above described property. [Signature]

UNOFFICIAL COPY

STATE OF ILLINOIS } 1. MAE WILLIAMS Notary Public in and for said
County of COOK } SS County, in the State aforesaid, do hereby certify that BRANKO TUPANJAC
& RADMILA TUPANJAC

personally known to me (or the same persons) whose name _____ 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 16th day of February A. D. 19 90

Mae J. Williams

Notary Public

My commission expires May 4, 1992

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Property of Cook County Clerk's Office