

# UNOFFICIAL COPY

90335888

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### THE GRANTOR

WILLIAM A. LUPINEK and MARTHA A. LUPINEK, his wife

of the County of Cook and State of Illinois  
for and in consideration of Ten and 00/100 (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT /QUIT CLAIM)\* unto  
WILLIAM A. LUPINEK and MARTHA A. LUPINEK  
1908 Buckingham Avenue  
Westchester, IL 60154  
(NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING \$13.00  
T#2222 TRAN 1789 07/12/90 15:55:00  
#8461 # \* -90-335888  
COCK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

As Trustee under the provisions of a trust agreement dated the 5th day of July, 1990, and known as Trust  
William A. Lupinek and Martha A. Lupinek Declaration of Trust  
Number (to be hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of  
Illinois, to wit: Lot 377 (except the north 12 1/2 feet) and the north 25 feet of lot 336,  
and the east 1/2 of the vacated alley lying west and adjacent thereto, all in George  
F. Nixon and Company's 22nd Street addition to Westchester, being a subdivision in the  
(continued on other side) 15-20-411-061  
Permanent Real Estate Index Number:

Address(es) of real estate: 1908 Buckingham Avenue, Westchester, IL 60154

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create 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 donate, 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 encumbering 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 predecessor 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 at 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 S 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 S aforesaid have hereunto set their hands S, and seal S this 5th day of July, 1990.

William A. Lupinek (SEAL) Martha A. Lupinek (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William A. Lupinek & Martha A. Lupinek, his wife personally known to me to be the same person S whose name S 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 official seal, this 5th day of July, 1990

Commission expires May 12 1993 NOTARY PUBLIC

This instrument was prepared by Charles M. Jardine, Attorney at Law (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE 106 W. Burlington, LaGrange, IL

MAIL TO { Charles M. Jardine (Name)  
106 W. Burlington (Address)  
LaGrange, IL 60525 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO William A. & Martha A. Lupinek (Name)  
1908 Buckingham Avenue (Address)  
Westchester, IL 60154 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
Act 800  
88893888  
1300

# UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

Legal Description continued...

West 1/2 of the south east 1/4 of section 20, township 39 north,  
range 12 east of the third principal meridian, in Cook County,  
Illinois.

Property of Cook County Clerk's Office

90335888