

DEED IN TRUST

WARRANTY

UNOFFICIAL COPY

91565554

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Krzesztof Ruban and
Iwona Ruban his wife,
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 First State Bank & Trust Company of Park Ridge, an Illinois bank-
ing corporation of Park Ridge, 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 12th Day of May, 1987, and known as Trust Number
7783 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 and 2 in the Subdivision of Lot 2 (Except the West 100 Feet Thereof) of Block 2 in Hield and Martin's Subdivision of Block 5 and 6 of the Subdivision of Lots D, E, and F, in the Partition of the West 1/2 of the Southwest 1/4 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Meridian, in COOK COUNTY, ILLINOIS.
Permanent Tax No. 13-21-327-021 vol. 348.

DEPT-01 RECORDING \$13.50
T#3333 TRAN 2668 10/29/91 14:24:00
#0347 C *-91-565554
COOK COUNTY RECORDER

TO HAVE AND TO HOLD the land 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 with respect to the real estate or any part or parts of it, and at any time or times to lease, 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 terms, to convey, assign, mortgage, or otherwise dispose of, 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 dedicate, to mortgage, pledge or encumber, or to give away, to lease or let, to renew, to extend, to renew by leases to any term or for any number of times, to partition, to exchange, to sell, to lease, to renew leases and options to renew leases and options to purchase, to exchange or to partition, to release, to convey or assign any right, title or interest in or to any part of 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 would be lawful for any person owning the same to deal with the same, whether similar or different from the ways above specified, at any time or times

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, 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 other amount received by said Trustee, or any successor in trust, in respect of said real estate, or any part thereof, which has been so applied, or to make any deduction therefrom, or to pay any amount due to said Trustee, or any successor in trust, in respect of any such amount, notwithstanding the fact that such amount may have been paid over to another person by reason of any act of said Trustee, or any successor in trust, or by virtue of any instrument executed by said Trustee, or any successor in trust, or by virtue of any instrument executed by said Trustee, or any successor in trust, in relation to said trust property 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 Deed 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 herein and in said Trust Agreement or in all amendments thereto, if any, and is binding upon all beneficiaries hereunder, (c) that the Trustee, or any successor in trust, was duly authorized and empowered to execute the same, and (d) that the instrument is in due form and is a true copy of the instrument and (e) if the instrument is made to a successor or successors in trust, that such successor or successors in trust, as have been properly appointed and are fully entitled thereto, the title, estate, rights, powers, authorities, duties and obligations of the original trust predecessor in law.

vested with all the title, estate, rights, powers, authorities, duties and obligations of its, or of, her predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually or as Trustee, nor his successors or successors to trust shall incur my personal liability or be subjected to any claim, judgment or decree for anything it or they or us or their agents or attorney may do or omit to do in or about the said real estate or under the provisions of this Deed or said First Agreement, or any amendment thereto, or any other power or authority given to the Grantee by me, or any other instrument or document hereinafter referred to, or any contract, obligation or indebtedness incurred or arising out of the Trust in connection with said real estate may be entered into by the trustee of the then beneficiaries under said trust, a grantee as this attorney-in-fact, hereby irrevocably appointed 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 applied to the payment and discharge of the same). Additionally, all expenses whatsoever and whatever shall be charged with notice of the condition from the date of this instrument, including attorney's fees.

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 the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entity's legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to enter 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.

IN WITNESS WHEREOF, the Grantor, , aforesaid has hereunto set hand, and seal this

Krzesztof Ruban
Illinois

Iwona Ruban

STATE OF Illinois }
COUNTY OF Cook } 53

GIVEN under my hand and Notarial Seal this

A rectangular notary seal with a double-line border. The top line contains the text "Commission Expires .." followed by a large, stylized, illegible signature. The bottom line contains the text "Notary Public, State of Illinois" above the date "My Commission Expires 3/14/93".

ADDRESS OF PROPERTY:
5530-32 W. Belmont
Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Krzysztof Ruban
(Name)

RETURN TO: First State Bank & Trust Company

of Park Ridge

607-11 Devon Avenue

Park Ridge, Illinois 60068 - OR

Recorder's Box No. 260

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

First
State Bank & Trust Company
of Park Ridge
Park Ridge, Illinois

TRUSTEE

Property of Cook County Clerk's Office

MESSAGE