

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Dusan Surovy and Ingrid Surovy,  
his wife  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten Dollars (\$ 10.00 ),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit  
Claim unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking  
association under the laws of the United States of America, 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 25th day of January 1991, and  
known as Trust Number 3625, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

Lot 10 and the West 22 feet of Lot 9 in Block 1 in Cratty  
and Kirkeby's Subdivision of Lot 1 in Kimbell's Subdivision  
of the East 1/2 of the South West 1/4 and the West 1/2 of  
the South East 1/4 of Section 26, Township 40 North, Range  
13 East of the Third Principal Meridian, (except 25 acres in  
the North East Corner thereof) in Cook County, Illinois.

Address of Property : 2749 N. Monticello Ave.  
Chicago, Illinois

-91-052988

SUBJECT TO

13-26-306-001

Real Estate Tax

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the Trustee, 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  
avenues and to execute any subdivision or part thereof, and to subdivide said real estate 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 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, to 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, by lease to commence in the 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 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 in some respect, to contract to make leases and to grant options to lease and options to purchase the whole or any part of  
the real estate and to contract in the manner of leasing the amount of present or future rent, 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 otherwise 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 it would be lawful for any person owning the same in 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, con-  
tracted 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 deed 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 con-  
tract, lease or other instrument, together with the deed and the Trust Agreement and by said Trust Agreement as in full force and effect, by the such con-  
tract or other instrument was executed in accordance with the terms, conditions and limitations contained in this deed, and in said Trust Agreement or in all amendments thereof, if  
any, and binding upon all beneficiaries thereunder, so 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 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 the Trust, or their predecessors in Trust.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, individually or as Trustee, nor its successors or successors  
in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or they or its or their agents, attorneys may do or omit to do in or about the said  
real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all  
such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee, in connection with said real estate may be entered  
into by it in the name of the then beneficiary under said Trust Agreement or its attorney in fact, hereby irrevocably appointed for such purposes, or as the direction 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 whomsoever and  
whosoever 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 other, shall be only in the earnings, avails 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, avails and proceeds thereof as aforesaid, the same not being to pass to said Columbia  
National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If heretofore 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 "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee  
shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other deed, involving the registered lands is in  
accordance with the true intent and meaning of the true.

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 grantors aforesaid have hereunto set their hands and seals, this 25th day of January 1991.

Dusan Surovy (SEAL) Ingrid Surovy (SEAL)  
Dusan Surovy (SEAL) Ingrid Surovy (SEAL)

State of Illinois }  
County of Cook } ss. Siva Martin a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that Dusan Surovy and Ingrid  
Surovy, his wife

PERSONALLY known to me to be the same persons, whose names are subscribed to  
the foregoing instrument, appeared before me this day in person and acknowledged that they  
Notary Public, State of Illinois  
My Commission Expires 12/15/94  
I hereby certify that the names of the right of homestead given under my hand and entered on the 25th  
of January 1991.

THIS INSTRUMENT WAS PREPARED BY  
SIVA MARTIN  
ATTORNEY AT LAW  
5800 W. HIGGINS AVE.  
CHICAGO, ILL. 60630

2749 N. Monticello Ave.  
Chicago, Illinois.  
For information only insert street address of above described property



Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1991  
 Signature of Buyer-Seller or their duly authorized agent

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