

DEED IN TRUST
(WARRANTY)

UNOFFICIAL COPY

Si-164-704

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor
remarried,

Anna Kolat, a widow not

of the County of Cook and State of Illinois, for and in consideration of the sum
of Ten and no/100----- Dollars,

to the Trustee, Jozef Kolat, Bank of Chicago/Garfield Ridge, an Illinois bank
in the City of Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee
under the terms of the above Trust Agreement, dated the 8th day of April, 1991, and known as Trust Number
91-4-7,

the following described real estate in the County of Cook and State of Illinois, to wit:

**LOT 5 AND THE SOUTH 8 FEET OF LOT 4 IN G. W. CASS
SUBDIVISION OF BLOCK 8 IN GOODWIN BALESTIER AND
PHILLIPS SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST
QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

I, JOZEF KOLAT, do hereby convey and transfer said estate with the appurteances, upon the trust, and for the uses and purposes herein and in
said Trust, agree and set forth:

I, full power and authority is granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, profit and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
vacate any or all lots or parts thereof, and to lease, with or without consideration, to convey said real estate or any part thereof to a successor
or successors in interest, and to give leases or options to successors in trust all of the title, estate, powers and authorities vested in said
Trustee, or the same to any person or persons, by whom or otherwise encumber said real estate or any part thereof, to lease said real estate,
or any part thereof, for any term or terms, or for years or reversion, by leases to commence in the present or in the future and upon any
terms and for any period or periods of time, not exceeding the use of any single demise the term of 199 years, and to renew or extend
leases upon such terms and for such periods and for any time and to amend, change or modify leases and the terms and provisions thereof
at any time or times thereafter, to contract to make leases and grant options to lease, and options to renew leases and options to put
into use the whole or any part of the same and to control respecting the manner of using the amount of present or future rentals, to
partition or 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 the right, title or interest in or about or 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 to or different from the ways above specified, at any time or times
hereafter.

In case such power is held with said Trustee, or his successor in trust, in relation to said real estate, or to whom said real estate
or any part thereof shall be successively contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, he or she
is to see to the application of any part of the money, rent or income to be paid or advanced on the trust property, or be obliged to see that the
terms of the trust have been complied with, or be obliged to institute the authority, necessity or expediency of any act of said
Trustee, or be obliged to pay or discharge any debt or liability 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 trust property shall be conclusive evidence in
favor of every person relying upon a statement 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 in holding upon all beneficiaries (hereunder), (c) 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 (d) that the con-
veyance is made by said Trustee, or any successor in trust, that such successor or successor in trust have been properly appointed and are fully
vested with all the title, estate, rights, powers, authorities, duties and obligations of, &c., his or their predecessor in trust.

This instrument is made upon the express understanding and condition that the Grantor, neither individually nor as Trustee, nor his
successor in trust, in view of his personal habits or his subject to any claim, judgment or decree for anything of it or they
or any of their agents or attorneys, shall be bound to do in or about the said real estate or under the provisions of this Deed or said Trust
Agreement, or any instrument thereto, or for any person or property happening in or about said real estate, any and all such habi-
tuals being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-
nection with said real estate, may be enforced by him in the name of the then beneficiaries under said Trust Agreement, as their attorney
in fact, hereinafter, and may be applied for such purpose, or at the election of the Trustee, in his own name, as Trustee of an express trust
and not in his individual name. The Trustees shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness
except that so far as the trust property, and funds in the actual possession of the Trustee shall be applicable for the payment and dis-
charge thereof, as expenses of administration, wheresoever and whatsoever shall be charged with notice of this condition from the date
of the making of this Deed.

The interest of the said beneficiaries, herein referred to, under said Trust Agreement and of all persons claiming under them or any
of them shall be, in the earnings, rents and profits, to be had in the sale or any other disposition of the trust property, and such
interest is hereby declared to be personal property, and has no relation hereto; shall have any title or interest, legal or equitable, in or
to said trust property, as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the intention hereof being to
set in the Deed for the estate, by the payable date, as simple interest, of 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 to register or note
in the certificate of title, or duplicate thereof, or memorandum, 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, herein expressively, doe 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, doe signs her hand and seal this 30th day of April 1991.

Anna Kolat

(Seal)

(Seal)

STATE OF Illinois
COUNTY OF Cook

Marian Zubek

(Seal)

(Seal)

I, a Notary Public in and for said County, in the State
aforenamed, certify, that Anna Kolat, a widow and not since remarried,
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before
me this day of April, and acknowledged that she signed, sealed and delivered the said instrument as her, free and voluntary,
and 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 30th day of April, 1991.

MARIAN ZUBEK
"OFFICIAL SEAL"
Notary Public State of Illinois

Commission expires 9-27-93

Document Prepared By: Arnold H. Ginsburg

5756 Archer

Chicago, Illinois 60638



ADDRESS OF PROPERTY

2710 South Hamlin

Chicago, IL 60623

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

SEND SUBSEQUENT TAX BILLS TO
Jozef Kolat

(Name)

11033 South Parkside
Chicago Ridge, IL 60415

Exempt under Real Estate Transfer Tax Act Sec. 4
For. E 2. Cook County Ord. #5104 Part

Date 5/16/91

RECEIVED BY NO. S-164-704

ATTORNEY MARY ANN ARCHER

Sign. M. A. Archer

Si-232-704

DOCUMENT NUMBER

UNOFFICIAL COPY

TRUST NO. _____

RETURN TO: Bank of Chicago/Garfield Ridge
6353 West 55th Street
Chicago, Illinois 60638

DEED IN TRUST

(WARRANTY DEED)

TO

Bank of Chicago/Garfield Ridge

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

40126296