

Deed in Trust

UNOFFICIAL COPY

27366

THE GRANTOR EUGENE KLEMB, a Bachelor

of the County of Cook and State of Illinois
for and in consideration of Ten
Dollars, and other good and valuable considerations in hand paid,
Conveys and (WARRANT EXEMPTED)
unto FIRST ILLINOIS BANK & TRUST, ITS SUCCE-
SOR OR SUCCESSORS, as Trustee under the provisions
of a trust agreement dated the 15 day of NOVEMBER
1989, and known as Trust Number 309630 hereinafter
referred to as the "trustee," the following described real estate in
the County of Cook and the State of Illinois, to wit:

31271366

(The Above Space For Recorder's Use Only)

Lots twenty seven (27) and twenty eight (28) in Block two (2) in Marquette Ridge, being a Subdivision
of the South half of the West half of the North West quarter and the North half of the West half of
the North West quarter of section twenty two (22), Township thirty eight (38) North, Range thirteen (13)
East of the Third Principal Meridian, (except the East one hundred thirty three (133) feet thereof) in
HEREINAFTER CALLED "THE REAL ESTATE" Cook County, Illinois.

Common Address: 6350-52 S. Knox, Chicago IL 60652

Real Estate Tax I. D. Number(s): 19-22-102-038 + 19-22-102-039

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust
agreement set forth.

Full power and authority is hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate park
streets, highways or alleys; to convey any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey
either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber
the real estate or any part thereof; to lease, the real estate, 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 10
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 conditions
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 fixing the amount of present or future rentals; to pa
tion or to exchange the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release
convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof; and to deal with the 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 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed,
contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or
advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity
or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed,
mortgage, lease or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created herein and by the
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 the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that
the 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.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall
incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or 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 amendments thereto, 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
beneficiaries under said Trust Agreement as their 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, obligations 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 whatsoever shall be charged with notice of this condition
from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the
possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared
to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as
such, but only an interest in the possessions, 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," "upon condition," or "with limitation," or words of similar import,
in accordance with the statute in such case made and provided.

And the said grantor 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 aforesaid has hereunto executed this deed this 15 day

of JUNE 1991.

Eugene Klemba
EUGENE KLEMB

State of Illinois, County of Cook SS.

"OFFICIAL SEAL"

E. N. Sajewski

Notary Public, State of Illinois

My Commission Expires May 1, 1995

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY
that EUGENE KLEMB, a Bachelor whose name subscribed to the
personally known to me to be the same person, and acknowledged that he signed,
free and voluntary act, for the uses and purposes
of the foregoing instrument, appeared before me this day in person, and acknowledged that he signed,
free and voluntary act, for the uses and purposes
of the foregoing instrument, including the releases and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of JUNE 1991.

Commission expires May 1, 1995 E. N. Sajewski
NOTARY PUBLIC

This instrument was prepared by EDMUND N. SAJEWSKI, 10200 S. Cicero, Oak Lawn, IL 60453
(NAME AND ADDRESS)

*USE WARRANT FOR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY

6350-52 S KNOX

CHICAGO, ILL 60652

THE ABOVE ADDRESS IS FOR STATISTICAL
PURPOSES ONLY AND IS NOT A PART OF
THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:



MAIL TO: 14 South LaGrange Road
LaGrange, Illinois 60525

First Illinois Bank & Trust

ATTENTION: LAND TRUST DEPARTMENT

OR RECORDER'S OFFICE BOX NO.

(Name)

(Address)

91271366

13.29

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DEED IN TRUST

TO
FIRST ILLINOIS BANK
& TRUST

Property of Cook County Clerk's Office