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DEED IN TRUST
(ILLINOIS)

92871125

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STATE OF ILLINOIS
RECORD FOR RECORD

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BOOK
CO. NO. 016

209873

THE GRANTOR, JOHN SENDRA, married to DONNA J. SENDRA,

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANTS / QUIT CLAIM)* unto
PALOS BANK AND TRUST, 12600 South Harlem,
Palos Heights, Illinois 60463,

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 17th day of September, 1990, and known as Trust Number 1-3057 (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, ~~which~~ which is legally described on the Rider attached hereto and hereby incorporated herein by reference.

Permanent Real Estate Index Number(s): 28-14-300-013-0000

Address(es) of real estate: 3829 West 154th Place, Markham, Illinois 60426

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR OR HIS SPOUSE.

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 vacate 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 dedicate, 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 praesenti or in futuro, 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 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 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 as 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 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 set his hand and seal this 16th day of November, 1992.

(SEAL)

John Sendra
John Sendra

(SEAL)

State of Illinois, County of Cook ss.

OFFICIAL SEAL of the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Sendra, married to Donna J. Sendra, personally known to me to be the same person whose name is subscribed to the instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 19th day of November, 1992

Commission expires JULY 30, 1995 1995
NOTARY PUBLIC

This instrument was prepared by Kenneth A. von Kluck, Defrees & Fiske, 200 S. Michigan Ave., Suite 1100, Chicago, IL 60604 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Thomas J. McFadden

Katten, Muchin & Zavis

(Name)

MAIL TO:

525 W. Monroe St., Suite 1600

(Address)

Chicago, IL 60661

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

KEVIN MCNISCHEY

(Name)

1234d AND WOLF RD

(Address)

PALOS HTS ILL 60464

(City, State and Zip)

BOX 333

OR

RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
NOV 19 1992
40.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV 19 1992
20.00

766 8047 7400 399

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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RIDER

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 fractional Section 14, Township 36 North, Range 13 North of the Indian Boundary Line in Cook County, Illinois.

Subject to: general taxes for 1992 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; and other covenants and restrictions of record which are not violated by the existing improvements upon the property.

Property of Cook County Clerk's Office

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