

UNOFFICIAL COPY

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95095154

DEED IN TRUST

(The Above Space For Recorder's Use Only)

THE GRANTOR CHARLES J. VACALA, single never married

of the County of Cook and State of Illinois, for and in consideration of ONE AND 1/2 (\$1,500.00) Dollars, and other good and valuable considerations in hand paid, Convey... and (WARRANT /QUIT CLAIM) to COMMUNITY SAVINGS BANK, an Illinois Corporation, 4601 West Belmont Avenue, Chicago, Illinois 60641 (NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 21st day of JANUARY 1995 and known as Trust Number LT-952 (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, to wit:

LOT 30 AND 31 IN BLOCK 30 IN D. W. FIDRED'S RESUBDIVISION OF BLOCKS 27 TO 30 BOTH INCLUSIVE AND 35 TO 38, BOTH INCLUSIVE, IN THE VILLAGE OF JEFFERSON IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 5144 W. Ainslie, Chicago, IL 60630

P.I.N. 13-09-70-027

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 recede any subdivision or part thereof, and to reconstitute 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 rights, 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 lease to commence in present or in future, and upon any terms and for any period or periods of time, and according to 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 lease, and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises 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 easement appurtenant to said premises or any part thereof, and to deal with said property and any 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 instrument, lease or other instrument, (at that or the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this (deed) and in said trust agreement or in some amendments thereof and binding upon all beneficiaries thereunder, (it) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 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 land 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 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 grantor aforesaid has hereunto set his hand and seal this 31st day of JANUARY, 1995.

(SEAL) Charles J. Vacala (SEAL)

State of Illinois, County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, (NOTARILY) CERTIFY that CHARLES J. VACALA, single never married

is personally known to me to be the same person whose name subscribed to the foregoing 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 31st day of JANUARY, 1995.
Commission expires 1995

OFFICIAL SEAL
Maureen E. Wolowicz
Notary Public, State of Illinois
My Commission Expires 4/17/98

*USE WARRANT OR QUIT CLAIM AS PARTIAL DEED

ADDRESS OF PROPERTY
5144 W. Ainslie

COMMUNITY SAVINGS BANK
4601 WEST BELMONT AVENUE
CHICAGO, ILLINOIS 60641

Chicago, IL 60630

FOR NAME & ADDRESS IN STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND NO RETURN TAG BILL TO

BOX 331

(SEAL)

2-9-95

95138816

SEEK RETURN OR REVERSE STAMPS HERE

Office

RECEIVED

RECORDING NUMBER

Ref. needed to verify property &

2300

BOOK

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-11 RECORD FOR \$23.00
14013 TRAN 1783 02/28/88 11:20:00
43540 *AF * -95-33816
COOK COUNTY RECORDER

95138156

UNOFFICIAL COPY

32025122

2-9-95

CITY OF CHICAGO
ILL 205 50000
REAL ESTATE TAX DEPARTMENT & REVENUE

Property of Cook County Clerk's Office

STATE OF ILLINOIS
101731 2350 00
REAL ESTATE TAX DEPARTMENT & REVENUE

125303

CITY OF CHICAGO
ILL 995 50000
REAL ESTATE TAX DEPARTMENT & REVENUE

REVENUE DEPARTMENT
1475

CITY OF CHICAGO
ILL 995 50000
REAL ESTATE TAX DEPARTMENT & REVENUE
REORDER ITEM # P2 LABEL

CITY OF CHICAGO
ILL 995 50000
REAL ESTATE TAX DEPARTMENT & REVENUE

DEPT-01 RECORDING
159999 TRAM-705 07/09/95 09:30:00
38505-1 DU -# 95-096154
COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

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