

421845

THE GRANTOR(S) Franciszek Hyc  
and Anna Hyc, his wife and  
Stanislaw Hyc married to  
Dorota Hyc  
 of the County of Cook  
 and State of Illinois  
 for and in consideration of  
TEN and NO/100 (\$10.00) Dollars,

DEPT-01 RECORDING 123.50  
 T0009 TRAN 0778 01/26/96 15:07:00  
 4876 RH \*-96-069871  
 COOK COUNTY RECORDER

(Above Space for Recorder's Use Only)

AREA "Redeem" (Reverse) Stamp Here

and other good and valuable considerations  
 in hand paid, Convey and (WARRANT QUITCLAIM) unto  
COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641  
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 18th day of December, 1995,  
 and known as Trust Number 12-1028 (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 fol-  
 lowing described real estate in the County of Cook and State of Illinois, to wit:

The North 30 feet of lot 33, in "Linwood Park Garden" being a Subdivision  
 of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 25,  
 Township 40 North, Range 12, East of the Third Principal Meridian, in Cook  
 County, Illinois.

96069871

Commonly known as : 2828 N. 74th Court, Edward Park, Il. 60635  
 P.I.N. 12-25-226-035

*This is not Homestead Property as to Dorota Hyc*

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 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 198 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 easement 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

(over)

2350  
 042  
 REAL ESTATE TRANSACTION TAX  
 85.00  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 20.00

UNOFFICIAL COPY

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, (h) 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.

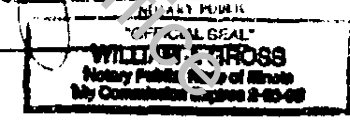
In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 5th day of January, 1976.

Franciszek Hyc (Seal) Stanislaw Hyc (Seal) Anna Hyc (Seal) State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Franciszek Hyc and Anna Hyc, His wife and Stanislaw Hyc married to Desota Hyc

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 they signed, sealed and delivered the said instrument as 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 5th day of January, 1976 Commission expires 2-20-1978



Village of Elmwood Park Real Estate Transfer Stamp \$500 and \$100

ADDRESS OF PROPERTY: 2828 N. 74th. Court Elmwood Park, IL 60635 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

COMMUNITY SAVINGS BANK MAIL TO: 4801 W. Belmont Ave. Chicago, IL 60641-4330 BOX 331

Village of Elmwood Park Real Estate Transfer Stamp \$50

Prepared by: Dane H. Claven, President Community Savings Bank 4801 W. Belmont Avenue Chicago, IL 60641

1-800-700-0000

DOCUMENT NUMBER