7648751/97006444 Wals

Warranty Deed in Trust

This Indenture, Witnesseth, That the Grantor,

> EDWARD S. NOVAK, TRUSTEE, UNDER THE EDWARD S. NOVAK TRUST DATED AUGUST 1, 1991

97179330

DEPT-01 RECORDING

\$25,00

- Te0012 TRAN 4324 03/14/97 15:01:00
- \$3342 ¢ CG \*-97-179330
  - COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the County of \_\_\_ Cook and State of <u>Illinois</u> for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hard paid, Convey/s and Warrant/s unto LAKESIDE BANK, 55 W. Wacker Drive, Chicago, Illinois, a banking corporation organized and existing under the lewe of the State of Illinois, as Trustee under the provision of a trust agreement claud the 7th day of February 19 97 known as Trust Number 10-1825 the following described real estate in the State of Illinois, to wit:

LOT 5 IN SOLOMAN MAYER'S SUBDIVISION OF LOTS 35 THROUGH 29 INCLUSIVE, IN BLOCK 17 IN BEEBE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 EXCEPT 5 ACRES IN THE NORTHEAST CORNER THEREOF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED, UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR Permanent Index ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR

16-02-132-019-0000 No:\_

THE YEAR 1996 AND SUBSEQUENT YEARS.

Common

Address:

3624 W. DIVISION, CHICAGO, ILLINOIS 60651

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 is hereby grunted to and vested in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 praesent) 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 anytime or times hereafter. Any such power and authority granted to the Trustee shall not be exhausted by the user

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thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shell 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 and said trust agreement 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 by a successor or successor in trust, that such successor or successors in trust have been properly appointed and are fully vested with ail the title, estate, righte, powers, authorities, duties and obligations of its, his, her, 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 proceed, 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 the edit, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the rature in such case made and provided, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the rate intent and meaning of the trust.

And the said grantor/s hereby expressly waive/s and rele ise/s all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Edward de	(SEAL)	<u> </u>	(SEAL)
EDWARD S. NOVAK AS TRUS	TEE (SEAL)	<u> </u>	(SEAL)
COUNTY OF Sarasata ) STATE OF FLORIDA )	SS	C/t/S	
I, the undersigned, a Notary Public in EDWARD S. NOVAK, TRUSTEE	n and for said County, in the State, UNDER THE EDWARD S. NO	e aforesaid do hereby certify that	001
tidis day in person and acknowledge	ed that he/she/they signed, scaled	subscribed to the foregoing instrument, and delivered the said instrument as it	nisher/their free and
voluntary act, for the uses and p	urposes merein sei iorin, inciu	ong the release and warrer of the r	igni oi nomesicad.
voluntary act, for the uses and p	arial seal this 8+6 da	·	igni of nomestead D. 19 <u>97</u> .
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OF VEN under my hand and note	Y: George R. Salabes 9575 W. Higgins Road	Notary Public  OPPICIAL  NOTABLE POPULATION AND  NOTABLE POPULATION AND POPULATIONS  NOTABLE POPULATION AND POPULATIONS  1 // 801 LAK	MAIL TO:
(SEAL)  THIS DOCUMENT PREPARED B	Y: George R. Salabes 9575 W. Higgins Road Rosemont, Illinois 6	Notary Public  OPPICIAL MARIO  PATRICIO MARIO  PATRICIO MARIO  ANTIARI PUBLICATA CONTROLO  ANTIARI PUBLICATA CONTROLO  ANTIARI PUBLICATA CONTROLO  ANTIARI PUBLICATA CONTROLO  ANTICONO	MAIL TO: ESIDE BANK DEPARTMENT
GIVEN under my hand and note (SEAL)	Y: George R. Salabes 9575 W. Higgins Road Rosemont, Illinois 6 Meorcal Contes	Notary Public  PATRICID MANU P	MAIL TO:

BOX 333-CT!

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Property or Coot County Clerk's Office