

DEED IN TRUST

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This space is for the grantor's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,

Stanislaw Zero and Henryka Zero, his wife,

3678-123

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100ths Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged; Convey and Warrant unto COLONIAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation whose address is 5850 West Belmont Avenue, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of December 19 87 and known as Trust Number --1237-- the following described real estate in the County of Cook and State of Illinois, to wit:

That part of the West 174.33 feet of the East 473.66 feet, as measured along the North line, of the North 660.00 feet, as measured along the East Line, of the West Half (1/2) of the Southwest Quarter (1/4) of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, (excepting therefrom the North 40 feet thereof) described as follows: Beginning at the Northeast Corner of the above described land; thence South along the East line of said Land (for the purpose of describing this parcel said East Line taken as "North and South") 17.60 feet; thence West 105.09 feet to the point of beginning of the the parcel hereon described; thence continuing West 52.04 feet; thence South 44.00 feet; thence East 52.04 feet, thence North 44.00 feet, to the point of beginning.

Commonly known as: 8631 W. Foster Avenue, Chicago, Illinois
 Permanent Index No.: 10-11-310-1237-K

TO HAVE AND TO HOLD the said real estate 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 granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate 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 including deeds conveying directly to a Trust Grantee, to convey said real estate or any part thereof to 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present 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 real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it should 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, or any successor in trust in relation to said real estate, or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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 such deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) 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 all amendments thereof, if any, and was binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that the conveyance in made to his 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 conditions that neither Colonial Bank and Trust Company of Chicago, Inc., as 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 or their 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 amendment thereto, or for injury to a 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, obligation 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 and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereby being to vest in said Colonial Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all the real estate above described.

If the time to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in its 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 of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from said an execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seals this 30th day of

December 19 87

Stanislaw Zero (SEAL) Henryka Zero (SEAL)

7145017 D.F. PROBERTHY

Mand. Cook

10-30-87

This space for affixing Rubens and Revenue Stamps

ASSAULTION
INSURANCE

3678-123

Document Number

THIS DOCUMENT PREPARED BY: B. Ward, Colonial Bank and Trust Company of Chicago
5850 W. Belmont Ave., Chicago, IL. 60634

8631 W. Foster Avenue
Chicago, IL.

Colonial Bank and Trust Company of Chicago
 Box 63

For information only insert street address of above described property

UNOFFICIAL COPY

STATE OF Illinois)
County Of Cook)
I, the undersigned, Notary Public in and for said
County, in the State aforesaid, do hereby certify that

Stanislaw Zero and Henryka Zero, his wife,

personally known to me to be the same person(s) whose name s are subscribed to the foregoing instrument, appeared

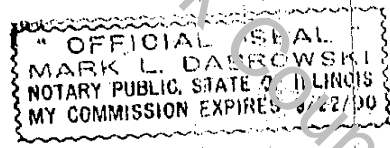
before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as

their 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 notarial seal this 30th day of December A.D. 19 87

Mark L. Dabrowski
Notary Public

My commission expires _____



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RECEIVED BY MAIL

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County Clerk's Office

71-48-547

Lead
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1/33/88