

UNOFFICIAL COPY

DEED IN TRUST

3691879

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor S, CAROLINE PORTE and ETHEL

SIKMA, as Co-Trustees under the Last Will and Testament of Joe Zeldenrust, 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 unto THE STEEL CITY NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 11th day of January 1988, known as Trust Number 3007, the following described real estate in the County of Cook and State of Illinois, to-wit:

The West Ten (10) acres of the West Quarter (1/4) of the East half (1/2) of the South West Quarter (1/4) of Section 36, Township 36 North, Range 14, East of the Third Principal Meridian, (except the East 100 feet of the North 233 feet thereof) (and also excepting therefrom the North 483.10 feet thereof), in Cook County, Illinois

ALSO The South One and Two-thirds (1-2/3) acres of the West Quarter (1/4) (except the West Ten (10) acres thereof) of the East half (1/2) of the South West quarter (1/4) of Section 36, Township 36 North, Range 14, East of the Third Principal Meridian

Street address: 182nd Street, Lansing, Illinois

PTN. 29-36-302-020

This property is not homestead property for the Grantors.

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 granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to create 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 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 199 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 accruing 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 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, S aforesaid have VE hereunto set their hand S and seal S 3rd day of March 19 88

Caroline Porte (Seal) Ethel Sikma (Seal)  
Caroline Porte Ethel Sikma  
(Seal) (Seal)

This instrument prepared by John M. Van Der Aa, 16230 Louis Avenue, South Holland, Illinois 60473

State of Illinois } I, the undersigned a Notary Public in and for said County, in  
County of Cook } SS. the state aforesaid, do hereby certify that CAROLINE PORTE and ETHEL  
SIKMA, as Co-Trustees under the Last Will and Testament  
of Joe Zeldenrust,

personally known to me to be the same persons whose names 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 4 day of March 19 88

Pat Polackey  
Notary Public

10 TR 35759 MA  
183929 ISSUES REMAINDER  
DESCRIPTION APPEARS PART OF PROPERTY ON CITY

This space for affixing Riders and Revenue Stamps  
Buyer, Seller or Representative  
Date 3-4-88

6281879

STEEL CITY National BANK  
3030 East 92nd Street • Chicago, Illinois 60617

182nd Street, Lansing, Illinois  
For information only insert street address of above described property.

UNOFFICIAL COPY

Box 768

Appt In Trust  
WARRANTY DEED

ADDRESS OF PROPERTY

TO

STEEL CITY NATIONAL BANK  
3030 East 92nd Street • Chicago, Illinois 60617

TRUSTEE



STEEL CITY NATIONAL BANK  
3030 East 92nd Street • Chicago, Illinois 60617

Property of Cook County

2  
1423929  
SP

3691879  
36918078

IN DEED  
3691879

Address

Husband

Wife

Submitt

Address

REGISTRAR OF TITLE

Deliver

Remainder

Sig. Cap

Mail  
Tom Egan  
930 W. 175th St  
Homewood IL  
68430