

DEED IN TRUST (INDIVIDUAL)

UNOFFICIAL COPY 1067

Form 751, Typcraft Co., Chicago

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, S. STEVE HORVATH and ANGELA HORVATH, his wife, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN ( and other good & valuable consideration) Dollars (\$ 10.00----- ), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto NORTHWEST COMMERCE BANK, an Illinois Banking Corporation whose address is 9575 West Higgins Road, Rosemont, Illinois 60018, as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of November 19 88, and known as Trust Number LT-89047

the following described real estate in the County of Cook and State of Illinois, to wit: LOT ONE ( 1 ) BLOCK TWO ( 2 ), IN J. E. WHITE'S SUBDIVISION OF THAT PART OF THE SOUTH HALF ( 1/2 ) OF THE SOUTH HALF ( 1/2 ) OF THE NORTH EAST QUARTER ( 1/4 ) LYING WEST OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PTN: 13-27-226-001-0000 Subject to real estate taxes for the year 1988 and subsequent years; existing leases and tenancies; covenants, conditions and restrictions of record.

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 or alien with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successors 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 run in perpetuity 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 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 method 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, or 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 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, or any successor in trust, in relation to said real estate, or to whom 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 to the application of any purchase money, rent or money borrowed or advanced on said real estate, or 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 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 (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) 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.

This conveyance is made upon the express understanding and conditions that neither Northwest Commerce Bank, a Rosemont, Illinois, individually or 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 thereof, or for injury to 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 its 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 who ever 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, dividends 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 not real estate hereunder shall have any title or interest, legal or equitable, in or to said real estate, as such, but only an interest in earnings, dividends and proceeds thereof as aforesaid, the intention hereby being to vest in said Northwest Commerce Bank in Rosemont the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or to issue 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 S. 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid has hereunto set their hand, S. and seal, this 15th day of December 1988. Steve Horvath (SEAL) Angela Horvath (SEAL)

11-91-797 100 sig cards they

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPTS DEPT OF REVENUE 113.50 CITY OF CHICAGO REAL ESTATE TRANSFER TAX RECEIPTS DEPT OF REVENUE 999.00

MAIL TO: Steven M. Shoykha (Name) 2614 E. Demarest #204 (Address) Des Plaines, Illinois 60018 (City, State and Zip) ADDRESS OF PROPERTY: 4247 W. GEORGE STREET CHICAGO ILLINOIS 60641

OR RECORDER'S OFFICE BOX NO. THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss. I, the undersigned, Notary Public in and for said  
County, in the State aforesaid, do hereby certify that STEVE HORVATH and ANGELA  
HORVATH, 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 15th day of December A.D. 1988  
Kenneth M. Zak  
Notary Public

My commission expires March 12, 1990  
This instrument was prepared by Kenneth M. Zak, P.C., 4758 N. Milwaukee Avenue, Chicago, Ill. 60630  
Name Address

4247 W. George Street, Chicago, Ill. 60641  
For information only insert street address of  
above described property.

Form 7917 Typocraft Co. Chicago

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CITY OF CHICAGO ★  
REAL ESTATE TRANSACTION TAX ★  
DEPT. OF REVENUE DEC 19 88 ★  
703.50 ★  
EX. 111233 ★

3761067

TRUST NO. LT-8804F

3761067 IN TRUST  
WARRANTY DEED

NORTHWEST COMMERCE BANK  
9575 W. Higgins Road  
Rosemont, Ill. 60018  
(312) 696-1050

3761067

7/19/89