

DBED IN TRUST

UNOFFICIAL COPY

3832408

The above space for recorder's use only

Section 4; Exempt under provisions of...

THIS INDENTURE WITNESSETH, that the Grantor KATARINA Z. CULAFIC, A Widow

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrants unto FIRST NATIONAL BANK OF CICERO, a National Banking Association of Cicero, Illinois, as Trustee under the provisions of a trust agreement dated the 25th day of August 19 72, known as Trust Number 3564, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North Thirty Five (35) feet of Lot Eleven (11) in Block Fifty One (51) in the Subdivision of Blocks Forty Five (45), Forty Seven (47), Forty Eight (48), Forty Nine (49), Fifty (50), Fifty One (51) and Fifty Two (52), in Circuit Court Partition in Section 31, Township 39 North, Range 13, East of the Third Principal Meridian,

3832408

Commonly Known as: 3702 South Grove Avenue Berwyn, Illinois 60402
Permanent Index Number: 16-31-352-016

TO HAVE AND TO HOLD the said premises with the appurtenances... 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 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 and 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 perpetuity or reversion, by leases to commence in present or 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 said 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, any 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, 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 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 any deed 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 her hand and seal this 6th day of October 19 89

KATARINA CULAFIC (Seal)
KATARINA CULAFIC (Seal)

THIS INSTRUMENT PREPARED BY: J. FRANK DALY

6000 West Cermak Road Cicero, Illinois 60650

State of Illinois County of Cook } ss. I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that KATARINA Z. CULAFIC, a widow

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 6th day of October 19 89

"OFFICIAL SEAL" Carol Pratal Notary Public, State of Illinois My Commission Expires 1/9/93

Carol Pratal Notary Public

GRANTEE'S ADDRESS: FIRST NATIONAL BANK OF CICERO 6000 WEST CERMAK ROAD CICERO, ILLINOIS 60650 (RECORDER'S BOX NO. 284)

3702 South Grove Ave. Berwyn, Illinois 60402 For information only insert street address of above described property.

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 7 OF THE BERWYN CITY CODE SEC. 18-38 AS A REAL ESTATE TRANSACTION DATE 10/6/89

**UNOFFICIAL COPY**

3832408  
Use of Granted *[Signature]*

Address \_\_\_\_\_  
Husband \_\_\_\_\_  
Wife \_\_\_\_\_  
Submitted by \_\_\_\_\_  
Address \_\_\_\_\_  
Deliver New certif. to \_\_\_\_\_  
Remainder to \_\_\_\_\_  
3832408  
Sub Card \_\_\_\_\_  
CLAMBRONE

1969 OCT 13 AM 4:45  
CAROL MOSELEY BROWN  
REGISTRAR OF TITLES

*[Handwritten Signature]*  
1969 OCT 13

FIRST NATIONAL BANK OF CHICAGO  
600 N. Canal St.  
Chicago, IL 60660

Property of Cook County Clerk's Office