

UNOFFICIAL COPY

DOCUMENT PREPARED BY:

WARRANTY DEED IN TRUST
PREPARED IN DUPLICATE
TORNENS

PHYLLIS KRAJECKI
6224 N. MOODY AVE.
CHICAGO, IL.

493899

THIS INDENTURE WITNESSETH, That the Grantor, PHYLLIS KRAJECKI, A WIDOW
NOT SINCE REMARRIED

of the County of COOK and State of ILLINOIS, for and in consideration
of the sum of TEN and NO/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey E
and Warrant E unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and
existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and
execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the
3rd day of NOVEMBER 1989, and known as Trust Number
89-5873, the following described real estate in the County of COOK and State
of Illinois, to-wit:

LOT 13 IN BLOCK 2 IN MONROE'S SUBDIVISION OF THE EAST 14-285/1000 CHAINS OF
THE WEST 16-285/1000 CHAINS OF NORTH 3-5/10 CHAINS OF THE SOUTH 10 CHAINS
OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY.

P.I.N. 14-51-928-015

THIS IS NOT HOMESTEAD PROPERTY (VACANT LOT)

3922154

SUBJECT TO

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 and 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, to convey said
real estate or any part thereof to a successor or successors in trust, 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, to lease to commence in present 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 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 essential 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 acts 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 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) 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.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, Individ-
ually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject 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 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 of the same therefor). 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 the earnings, avails and proceeds thereof, the intention hereof being to vest in said The
Midwest Bank and Trust Company 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 issue 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 said Trustee shall not be required to produce the said
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 true intent and meaning of the trust.

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 aforesaid has hereunto set her hand and
seal this 6th day of OCTOBER 1990

(SEAL) *Phyllis Krajecki* (SEAL)
(SEAL) (SEAL)

State of ILLINOIS)
County of COOK) SR. J. JEANNE OHR a Notary Public in and for said County, in
the State aforesaid, do hereby certify that PHYLLIS KRAJECKI, A WIDOW
NOT SINCE REMARRIED

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.

OFFICIAL SEAL
JEANNE OHR
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 8, 1994

Given under my hand and notarial seal this 6 day of October 1990
Jeanne Ohr
Notary Public

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
18.58

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
138.75

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
08.25

MAIL TO

Midwest Bank and Trust Company
1606 N. HARLEM AVE.
Elmhurst Park, Illinois 60635

1649 N. OAKLEY
For information only insert street address of above described property.
CHICAGO, IL.

UNOFFICIAL COPY

5
1529608
IN DUPLICATE

3922154

3922154

1987 JUL 27 11 39 AM '87
CLERK OF DEEDS
REGISTERED OF TITLES

Age of Grantor _____

Address _____

Husband _____

Wife _____

Subtract _____

Address _____

3922154

Delivery Method _____

Referred to _____

Sig. Carl _____

GALESONZILLES

GREATER ILLINOIS
TITLE COMPANY

BOX 116

493 F99

Property of Cook County Clerk's Office