

# UNOFFICIAL COPY

DEED IN TRUST

3960009

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s OBRAD KOVACEVIC, married to Jela Kovacevic, and DANNY IVANOVICH, married to Ruth Ivanovich.

of the County of Cook and State of Illinois for and in consideration of \*\*TEN\*\* dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto EAST SIDE BANK AND TRUST COMPANY, an Illinois Banking Corporation, its successor or successors, 106th and South Ewing Avenue, Chicago, Illinois, 60617, as Trustee under a trust agreement dated the First day of April, 1991, known as Trust Number 1607, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT TWENTY FIVE (25), LOT TWENTY SIX (26) and lot TWENTY SEVEN (27) in Block Thirty Five (35) in Ironworkers' Addition to South Chicago, being a Subdivision of the South Fractional Half (1/2) of Fractional Section 8, Township 37 North, Range 15, East of the Third Principal Meridian.

Address of Grantee: 10635 S. Ewing Avenue, Chicago, Il 60617  
Permanent tax number: 26 08 329 018  
26 08 329 019  
26 08 329 020

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to execute any subdivision or plat thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute assignments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to create grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, in that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, mortgage, 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, profits 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, profits 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor s 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 s aforesaid have hereunto set their hands and seals on this First day of April, 1991.

*Objad Kovacevic* (SEAL) *Danny Ivanovich* (SEAL)

*Jela Kovacevic* (SEAL) *Ruth Ivanovich* (SEAL)

This instrument prepared by: Samuel M. Poznanovich, 9714 S. Commercial Avenue, Chicago Illinois 60617

State of Illinois ss. I, the undersigned, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that OBRAD KOVACEVIC AND JELA KOVACEVIC, HIS WIFE: DANNY IVANOVICH AND RUTH IVANOVICH, 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 s signed, sealed and delivered the said instrument as s 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 1st day of April, 1991

"OFFICIAL SEAL" SAMUEL M. POZANOVICH NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1-22-93

EAST SIDE BANK AND TRUST COMPANY 106th and South Ewing Avenue Chicago, Illinois 60617

For information only insert street address of above described property.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 75.00

4-26-91 Rec. affects eff. on 4-29-91

# UNOFFICIAL COPY

MAIL TO:

**EAST SIDE BANK AND TRUST COMPANY**  
106th and South Ewing Avenue  
Chicago, Illinois 60617

PROPERTY OF COOK COUNTY CLERK'S OFFICE

6000966

91 APR 26 PM 4:02  
CAROL MOSELEY BRAUN  
RECORDER OF DEEDS  
COOK COUNTY

Age of Grantee  
Address

3960009

3960009

3960009

1/15/90  
1/15/90

East Side Bank  
10635 Ewing Ave  
Chicago, Ill 60617  
Sanchez