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JUL 6 60-44-048

This Indenture Witnesseth, That the Grantor, George G. Rumentzas and Janet C. Rumentzas, his wife; and Louis R. Fratini and Mildred E. Fratini, his wife of the County of Cook and State of Illinois for and in consideration of the sum of Ten and no/100s Dollars (\$10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto CITIZENS BANK & TRUST COMPANY, an Illinois banking corporation duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 19th day of April 1971, and known as Trust Number 66-1514, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION: Lot 2 in Fratini-Hartnett subdivision of part of the north east quarter of section 25, township 41 north, range 12 east of the third principal meridian excepting that part described as follows:

Beginning at the southeast corner of lot 2 aforesaid; thence west on the south line of said lot 2 a distance of 391.19 feet, thence north at right angles to the last described line 244.0 feet to a point; thence northwesterly 137.12 feet to a corner of lot 2 (said corner also being the southeasterly corner of lot 1 in said Fratini-Hartnett subdivision); thence continuing northwesterly 62.87 feet to a corner of said lot 2; thence east 235.0 feet to the northeast corner of said lot 2; thence southerly on the easterly line of said lot 2, 489.62 feet to the place of beginning and also excepting the north 1.0 foot of the west 194.0 feet of that part of said lot 2 lying south of and adjoining the south line of lot 1 in said Fratini-Hartnett subdivision,

All in Cook County, Illinois

SUBJECT TO general real estate taxes for 1971; covenants contained in Document #17747991 and Document # 8172117

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 accept any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase or 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 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 donate in fee, 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 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 purchase, to grant options to lease and options to renew or extend leases and 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 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, including any instrument, in that at the time of the delivery thereof the trust created by his indenture and by said 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 in the indenture and said Trust Agreement or in all amendments thereto, and 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 (ii) 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 condition that neither CITIZENS BANK & TRUST COMPANY, PARK RIDGE, 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 out of 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 Trustee, or any successor in trust, 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 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 the same 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 as aforesaid, the intention hereof being to vest in said CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILLINOIS, 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 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 hereunto set their hands and

sent S. this 20th day of June 1971

George G. Rumentzas (SEAL) Louis R. Fratini (SEAL)
Janet C. Rumentzas (SEAL) Mildred E. Fratini (SEAL)

ADDRESS OF GRANTEE: NORTHWEST HIGHWAY PARK RIDGE, ILLINOIS

MAIL TAX BILLS TO GRANTEE AT ADDRESS SHOW HEREIN

See reverse side for Transfer

21 535 520

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } SS.

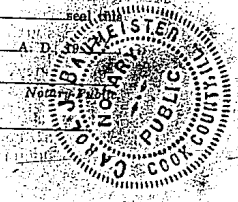
I, Carol J. Saumister

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
George A. Rymaszewski, Janet C. Rymaszewski,
Robert P. Rymaszewski, & Mildred L. Rymaszewski

personally known to me to be the same persons as the names
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 notary seal
20th day of June A. D. 1971

My commission expires October 23, 1973

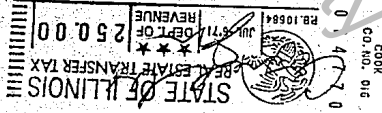


COOK COUNTY, ILLINOIS
FILED FOR RECORD

William R. Chen
RECORDER OF DEEDS

JUL 6 '71 3 03 PM

21535520



Box 405
TRUST NO. _____

Deed in Trust
WARRANTY DEED

TO
CITIZENS BANK & TRUST COMPANY
PARK RIDGE, ILLINOIS
TRUSTEE

AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

James R. Anecker

being first duly sworn on oath deposes and says that:

- 1. Affiant resides at 1015 STARR RD WILMETHA ILL
- 2. That ~~he is (agent) (officer) (one of) grantor (s)~~ in a (deed) (swap) dated the 20 day of June, 1971, conveying the following described premises:
- 3. That the instrument ~~fore said~~ is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, for the ~~reason~~ reason that:
 - A) ~~the instrument effects a division of land into~~ parts, each of which is five acres or more in size, and does not involve any new streets or easements of access.
 - B) ~~The instrument~~ ~~fore said~~ is a conveyance of an existing parcel or tract of land ~~which has been~~ ~~acquired by the grantors (s) in~~ the above mentioned deed.
 - C) The instrument makes a division of ~~the~~ ~~land~~ ~~into~~ ~~two~~ ~~sub-~~ ~~division~~ to-wit:

Further affiant sayeth not.

Subscribed and sworn to before me this 28 day of June, 1971.



James R. Anecker

James R. Anecker

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* Show how title was acquired by deed, inheritance or by Will. In case of by deed, show date and document number, and by inheritance or Will ~~XXXX~~ name of the decedent, date of death and Probate Court file number, County and State where probated.

HEREIN