

UNOFFICIAL COPY

62144 253 (18.00) Unit B

QUIT CLAIM

22 918 177

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **LILLIAN P. KRUEGER**, a widow and not since remarried, 5334 North Western Avenue, Chicago,

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and No/100ths (\$10.00)** dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto

BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of **October 21, 1974** known as Trust Number **1181**, the

following described real estate in the County of **Cook** and State of **Illinois**, to-wit: A strip of land **16-1/2** foot wide lying West of and adjacent to all that part of **Lot 5** in Assessor's division of the North East 1/4 of the South East 1/4 of the North East 1/4 of Section 12, Township 40 North, Range 23 East of the Third Principal Meridian, described as follows: Commencing at the South East corner of said Lot 5 running North **72.0** feet, thence West **283.50** feet, thence South **72.0** feet to the South West corner of said Lot 5, thence East **283.50** feet to the place of beginning (except that part taken for widening of North Western Avenue) in Cook County, Illinois.

(Permanent Index No.: _____)

TO HAVE AND TO HOLD the real estate with its appurtenances unto the trustee 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 vacate any subdivision or part 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 in a trust, to donate, 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 the present or future, and cover any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any partial or periods of time and to execute amendments, 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 purchase the whole or any part of the real estate, and to execute contracts to make leases and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute 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 share of 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, trust 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, (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (c) that the 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 the title, estate rights, powers, authorities, duties and obligations of the trustee or their predecessor trustee.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the proceeds, earnings and the assets and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, assets 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 not 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, aforesaid has hereunto set her hand and seal this 22nd day of November 1974.

(SEAL) Lillian P. Krueger (SEAL)

(SEAL) Lillian P. Krueger (SEAL)

This instrument was prepared by JAMES A HUMPHREY & HUMPHREY 111 W. Washington St., Chicago, Ill. 60602

State of Illinois I, James A. Humphrey a Notary Public in and for said County, in County of Cook do hereby certify that Lillian P. Krueger, a widow and 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 Given under my hand and notarial seal this 22nd day of November 1974.

James A. Humphrey
Notary Public James A. Humphrey

BANK OF RAVENSWOOD
CHICAGO, ILLINOIS 60640
BOX 55

For information only insert street address of above described property.

5.00

NO TAXABLE CONSIDERATION (CONSIDERATION LESS THAN \$100.00)

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Registrator's Name
James A. Humphrey
Date November 22, 1974

This space for affixing Return and Revenue Stamp

NO TAXABLE CONSIDERATION

Document Number

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COOK COUNTY ILLINOIS
FILED FOR RECORD
Nov 26 '74 3 03 PM

James A. Wilson
DEPUTY CLERK

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT