

22 962 157

This Indenture Witnesseth: That the Grantor, Eleanor E. Ivans

divorced and not since remarried of 1500 W. Higgins Rd. Park Ridge

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, the receipt whereof is hereby acknowledged, Convey and warrants unto the CITIZENS-BANK & TRUST COMPANY, PARK RIDGE, ILL., an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 8th

day of January, 1975, known as Trust Number 66-2604, the following described real estate in the County of Cook and State of Illinois, to-wit:

22962157

PARCEL 3:  
THAT PART OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH WEST CORNER OF SAID NORTH EAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID NORTH EAST 1/4, 612.12 FEET; THENCE SOUTH 5 DEGREES 19 MINUTES WEST, 692.57 FEET TO THE POINT OF BEGINNING OF THE PROPERTY INTENDED TO BE DESCRIBED; THENCE SOUTH 5 DEGREES 19 MINUTES WEST, 174.24 FEET; THENCE SOUTH 84 DEGREES 41 MINUTES EAST, 250.0 FEET; THENCE NORTH 5 DEGREES 19 MINUTES EAST, 174.24 FEET; THENCE NORTH 84 DEGREES 41 MINUTES WEST, 250.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

1500 W. Higgins Rd.  
Park Ridge, Illinois

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 reservation, to convey said 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 possession or reversion, by leases to commence in present or in 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 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 provisions thereof at any time or times hereafter, to contract 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, and to deal with said property and every part thereof in all other ways and for such other considerations as it should 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, rent, 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 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 any 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) that 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 said trustee 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 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 aforesaid has hereunto set her hand and seal this 8th day of January, 1975.

*Eleanor E. Ivans* [Seal]

Address of Grantee: \_\_\_\_\_ [Seal]

One S. Northwest Highway \_\_\_\_\_ [Seal]

Park Ridge, Illinois 60068 \_\_\_\_\_ [Seal]

Exempt homestead under Sec 4 para 6 of Title 15 for Mrs. Ivans  
1-11-75

22 962 157

STATE OF Illinois }  
COUNTY OF Cook } SS. I, Mary Ellen Patrick

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Eleanor E. Ivans

personally known to me to be the same person whose name  
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 notary seal this

10 day of January A. D. 1975

Mary Ellen Patrick  
Notary Public



ATTENTION: Recorder of Deeds

After recording, please return this Deed to Citizens Bank & Trust Company, by depositing the same in Box 405 if this Deed has been recorded in Cook County, otherwise by mail to:

Citizens Bank & Trust Company  
One S. Northwest Highway  
Park Ridge, Illinois 60068

22962157

11 SEP 55



TRUST NO. 6.00

BOX 405

DEED IN TRUST

QUIT CLAIM DEED

22962157 • 30730 • 1

TO: CITIZENS BANK & TRUST COMPANY

TRUSTEE

PARK RIDGE, ILL.

JAN 14 1975

1975 JAN 14 PM 1 50

Property of Cook County Clerk's Office



AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

LAWRENCE M. FREEDMAN, being first duly sworn on  
oath deposes and says that:

1. Affiant resides at 77 W. Washington Street, Chicago, Illinois.
2. That        he is (agent) (~~affiant~~) (~~one of~~) grantor(s) in a (deed) (lease) dated the        day of       , 19  , conveying the following described premises:  
That part of North East 1/4 of Section 5-42-10.
3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation of Plats" approved March 31, 1974, as amended, for the reason that:
  - a.) The instrument effects a division of land into two parts, each of which        does not involve any new streets or easements of access and merely consolidates pre-existing title under prior conveyances.
  - b.) The instrument aforesaid is a conveyance of an existing parcel or tract of land, the same having been acquired by the grantor(s) in the above mentioned (deed) (lease) by        \*.
  - c.) The instrument makes a division of a lot or block in a recorded subdivision to-wit:
4. Separate deeds are all to one grantee, for the sole purpose of permitting installment sale. All of the separate acreage parcels will be re-united upon closing or escrow.  
Further affiant sayseth not.

Subscribed and Sworn to  
before me, this 14 day  
of       , 19  

*[Signature]*  
County Clerk

*[Signature]*

22 962 157

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

RECORD OF RECORDED DOCUMENTS