

23 598 765

DEED IN TRUST

WARRANTY

The above space for recorder's use only

1316 64849 91007

THIS INSTRUMENT WITNESSETH, That the Grantor Sam Collos and Isabelle Callas, his wife, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and warrant 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 July 29th 1976 known as Trust Number 2164, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 2, 3 and 4 and the North 1/2 of Lot 5 in Block 9 in Devon McCormick Boulevard Addition to Rogers Park in the South East Quarter of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10-35-413-018, 019, 020 and 069

10.00

(Permanent Index No.:

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 vacate any subdivision or part thereof, to execute mortgages 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 covenants, to convey the 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 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 payment of hours, 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 return 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 execute grants of easements or charges of any kind, to release, convey assign any right, title or interest in or about or appertaining to the real estate in 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 application of any purchase money, rent, or money borrowed or advanced on the real estate, or 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, so that at the time of the delivery of the deed or other instrument herein and by the trust agreement was in full force and effect, and 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, and that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 in trust.

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 possession, 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 at all times.

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," "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, 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, execution or otherwise.

In Witness Whereof, S afforeid he, ve hereunto set their hand S and and S this 30th day of July 1976

Sam Collos (SEAL) Isabelle Callas (SEAL) Rita L. Slama (SEAL)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sam Collos and Isabelle Callas, his wife

personally known to me to be the same persons, before me on this day of July 1976, signed, sealed and delivered the said instrument of 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 official seal this 30th day of July 1976



Rita L. Slama Notary Public

BANK OF RAVENSWOOD CHICAGO, ILLINOIS 60640 BOX 11

6548 N. St. Louis, Chicago For information only mail direct address of above described property THIS INSTRUMENT WAS PREPARED BY RITA L. SLAMA BANK OF RAVENSWOOD 1825 WEST LAWRENCE AVE.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Exempt under provisions of Paragraph E, Section 200.1-2B6 or under provisions of Paragraph 200.1-4B of the Chicago Transaction Tax Ordinance.

23 598 765

Vertical text on the right side of the page, possibly a recording or filing number.

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD
AUG 16 1 39 PM '76

Sidney R. Green
RECORDER OF DEEDS
*23598765

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT