

# UNOFFICIAL COPY

DEED IN TRUST

23 054 219

QUIT CLAIM APR 18 12 05 PM '75

56343

THIS INDENTURE WITNESSETH, That the Grantor Rita L. Slimm, a spinster

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, Conveys and Quit Claims 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 March 7th 1975 known as Trust Number 1323, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 in Block 2 in Sulzer's Addition to Ravenswood in Section 17, Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

600

(Permanent Index No.: 14 17 302 010 0000)

TO HAVE AND TO HOLD the real estate with covenants, conditions and warranties 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 part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell in any terms, to convey either with or without consideration; to remove 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 leases 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 such leases, and to execute amendments, changes or modifications of leases and the terms and provisions hereof 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 rents, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appertaining 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 to 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; and 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 thereof 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 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 profits 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, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title 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, and waives, and releases, any and all right or benefit, legal and by virtue of any and all statutes of the State of Illinois, provided for the exemption of homesteads from sale on execution of a judgment.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal on this 15th day of March 1975.

(SEAL)

Rita L. Slimm

(SEAL)

(SEAL)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Rita L. Slimm, a spinster



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 14th day of April 1975.

Cecil J. Johnson, Notary Public

1480 Cullom, Chicago

For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY:

RITA L. SLIMM

BANK OF RAVENSWOOD, 1825 W. LAWRENCE AVENUE, CHICAGO, ILLINOIS 60640

Form TD 105A-L

23054219

Exempt under provisions of Paragraph E, Section 4, Illinois Estate Taxation Act. Rita L. Slimm, Buyer, Seller or Representative APR 14 1975

Exempt under provisions of Paragraph E, Section 2001-2006 or under provisions of Paragraph 14B of the Chicago Transaction Tax Ordinance. APR 14 1975

END OF RECORDED DOCUMENT