

# UNOFFICIAL COPY

23 C64 128

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 12th  
day of April, 1975, known as Trust Number 44-1950 the following  
described real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 in Virginia Lake Subdivision Unit No. 3, being a Subdivision  
of part of the Southwest quarter and part of the Southeast quarter  
of Section 12, Township 42 North, Range 10 East of the Third Principal  
Meridian, in Cook County Illinois.

This instrument prepared by  
Eleanor E. Ivans  
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 resubdivide 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 consideration, 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 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 make leases and to grant options to lease and options to renew leases and options 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, or to assign any right, title or interest in or about or easement 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 may 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.

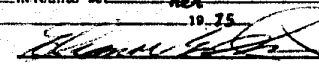
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 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) 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 his 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 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 on execution or otherwise.

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

 [Seal]

Address of Grantee: \_\_\_\_\_ [Seal]  
One S. Northwest Highway \_\_\_\_\_ [Seal]  
Park Ridge, Illinois 60068 \_\_\_\_\_ [Seal]

PROPERTY

COOK COUNTY

I hereby declare that this deed is being a transcription of the original under provisions of the Real Estate Transfer Act of 1954.

23 C64 128

# UNOFFICIAL COPY

*Eleanor F. Olsen*

RECORDED AT 5.00  
COOK COUNTY ILL.

APR 29 AM 10 13

STATE OF Illinois  
COUNTY OF Cook

SS. APR-29-75 987114 • 23064129 - A - Rec  
I, Mary Ellen Patrick

5.00

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

personally knows 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 seal this  
15th day of April A. D. 19 75

*Mary Ellen Patrick*



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

5.00

23064129

TRUST NO. \_\_\_\_\_

BOX 405

**DEED IN TRUST**  
QUIT CLAIM DEED

TO: CITIZENS BANK & TRUST COMPANY  
TRUSTEE  
PARK RIDGE, ILL.

END OF RECORDED DOCUMENT