

QUIT CLAIM DEED IN TRUST

23 226 709

The above space for recorder's use only

Exempt under provisions of Paragraph E, Section 4, of the Chicago Real Estate Transfer Tax Act. 11/16/75

THIS INSTRUMENT 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 the BANK OF RAVENSWOOD, an Illinois Banking Corp. Trustee under the provisions of a trust agreement dated the 18th day of August 19 75, known as Trust Number 1605 the following described real estate in the County of Cook and State of Illinois, to-wit:

The East half of Lot One (1) in the Division of Lots Five (5) and Six (6) in Block Fifteen (15) in Hunley's Subdivision of Lots Three (3) to Twenty one (21) and Thirty-three (33) to Thirty-Seven (37) all inclusive in Pine Grove Subdivision of Fractional Section Twenty-One (21), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, otherwise described beginning at the South East corner of said Lot One (1) and running thence due West sixty-seven and five tenths (67.5) feet to the center of the South line of said Lot one (1), thence in a North Westerly direction of a line parallel with the West line of said Lot One (1) to center of the North line of said Lot One (1), thence East sixty-one and forty-two one hundredths (61.42) feet to the North East corner of said Lot One (1); thence in a South Westerly direction to the east line of said Lot One (1) to the place of the beginning.

Grantor's Address: 1825 W. Lawrence Ave., Chicago, Ill. 60640

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 a 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, a portion or reversion, by leases to commence in present or 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, or 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 easement appurtenant in 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 would 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, mortgaged or otherwise encumbered by said trustee, 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 instrument 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 instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries of said trust, and (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, her 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 not to issue a 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 16th day of August 19 75.

RITA L. SLIMM (Seal) 1825 WEST LAWRENCE AVE. CHICAGO, ILL. 60640

Rita L. Slimm (Seal)

THIS INSTRUMENT WAS PREPARED BY: RITA L. SLIMM (Seal)

BANK OF RAVENSWOOD 1825 WEST LAWRENCE AVE. CHICAGO, ILLINOIS 60640

State of Illinois, I, the undersigned, a Notary Public in and for said County, in the County of Cook ss. 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 16th day of September 19 75

Peter L. Monrois (Seal) Notary Public

BANK OF RAVENSWOOD 1825 W LAWRENCE AVENUE CHICAGO, ILLINOIS 60640 BOX 55

3420-30 North Broadway Ave., Chicago, Illinois For information only insert street address of above described property.

Exempt under provisions of Paragraph E, Section 4, of the Chicago Real Estate Transfer Tax Act. 11/16/75

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UNOFFICIAL COPY

1975 SEP 18 PM 3 10  
*Handwritten signature*

RECORDS SECTION  
CLERK'S OFFICE

SEP-18-75 64491 • 23226709 • A — Rec 5.00

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT