

UNOFFICIAL COPY

DEED IN TRUST

23 231 570

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s,
ROBERT G. ARMSTRONG, JOHN A. JIRSA and KAREN A. STRINGER
 of the County of **Cook** and State of **Illinois** for and in consideration
 of **TEN** ----- (\$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
June 13, 19**75** known as Trust Number **1478**, the
 following described real estate in the County of **C o o k** and State of Illinois, to-wit:

**Lots 15 and 16 in Block 4 in George M. High's
 Subdivision of the East 1/2 of Block 15 in
 Sheffield's Addition to Chicago in Section 32,
 Township 40 North, Range 14 East of the Third
 Principal Meridian, in Cook County, Illinois.**

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(Permanent Index No.: 14-32-108-016-0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein set forth.

Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts 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 consideration, 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 leases to commence in the present or future, 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 amendments, 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 renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of having the amount of present or future rentals to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate, or any part thereof, and to deal with the title in said real estate and every part thereof in all other ways and for such other considerations as it may 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 any part of 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, (a) 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 amendment, change 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 its, his or their predecessor or predecessors.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or by whom they shall be only in the possession, earnings and the avails 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 heretofore registered the Registrar of Titles is hereby directed not to register of title in the certificate of title or duplicate thereof or memorial the words "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 title 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 s aforesaid have hereunto set their hand s and seal this 14th day of June 1975.

X *Robert G. Armstrong* (SEAL) X *Robert G. Armstrong* (SEAL)
 X *John A. Jirsa* (SEAL) (SEAL)

State of Illinois ss. I, _____ the undersigned _____ a Notary Public in and for said County, in
 County of _____ the state aforesaid, do hereby certify that Robert Armstrong and John A. Jirsa and Karen A. Stringer

personally known to me to be the same person, s whose name s are _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 notarial seal this 14th day of June 1975.

Barbara Taylor
 Notary Public

BANK OF RAVENSWOOD
 CHICAGO, ILLINOIS 60640
 BOX 55

2227-29 North Clybourn, Chgo, Ill.
 For information only insert street address of above described property.
 2227-29 N. Clybourn
 Chicago, Illinois

Examined under Provisions of Paragraph E, Section 11 of the Illinois Real Estate Act, and Found Correct.
 Exam. Of Notary Public for Illinois SS
 Chicago, Illinois 60646

This space for affixing Illinois and Notary Public Seal

This instrument was prepared by:
 Gerald A. Kordecki
 Attorney at Law
 6880 No. Milwaukee Ave.
 Chicago, Illinois 60646

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COOK COUNTY
FILED

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RECORDING

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END OF RECORDED DOCUMENT