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23 319 692

This Indenture Witnesseth, That the Grantor, JAY A ROBBINS AKA

J. Aiden Robbins and Genevieve Robbins, his wife

of the County of Cook and State of Illinois for and in consideration of Five Dollars,

and other good and valuable consideration and Warren NATIONAL TRUST COMPANY OF ILLINOIS, a banking corporation duly organized and existing under and by virtue of the laws of the United States of America and duly authorized under the laws of the State of Illinois to accept and execute trusts, as Trustee under the provisions of a trust agreement dated the

15th day of January 1975 known as Trust Number R-1802 showing described real estate in the County of Cook and State of Illinois,

to-wit:

The West 25 feet of Lots 4 and 5 (except the North 44 feet of the West 25 feet of lot 4) in Block 3 in Nate and Adams' Addition to Evans, being a Subdivision of South 8-7/100 acres of lot 4 in Benson's Subdivision of the North part of the East half of the North East quarter of Section 24 and the North 8/44/100 acres of lot 4 in Assessor's Division of the North East Quarter of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

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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, maintain, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to convey, subdivide or part thereof, 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, title, 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 the present or in future, and upon any terms and for any period or periods of time, and providing in the case of a single tenancy 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 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 in charges of any kind to release, convey or assign any right, title or interest in, or to execute any instrument 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 sold, leased or mortgaged by said trustee, be obliged to see that 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 trust conditions and limitations contained in this indenture and in said trust agreement; 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 that if the conveyance is made by 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, 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 and thereon.

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 words of similar import, in connection with the name of such one 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.

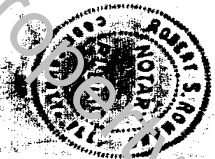
In Witness Whereof, the grantor, J. Aiden Robbins and Genevieve Robbins hereto as their hands and seals, this 5th day of December 1975

Jay A Robbins (Seal)
Genevieve Robbins (Seal)

23 319 692 I hereby declare that the attached deed represents a transaction exempt under the provisions of Paragraph 4 of 4 of the Real Estate Transfer Act of 1975

STATE OF Illinois)
County of Cook) ss. Robert S. Romano

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Jay A. Robbins AKA J. Alden Robbins and Genivieve Robbins, his wife,



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
8th day of December, A. D. 1975
Robert S. Romano
Notary Public.

My commission expires: January 14, 1978

RECORDED
MAR 9 1976

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TRUST NO.	DEED IN TRUST WARRANTY DEED	MAIL TO	Name: <u>John Dwyer</u> Address: <u>109 James Bay Rd</u> City: <u>Wilmette, Ill.</u>	FEB 1976
After recording please return this document by mail to: FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON Trust Department				

END OF RECORDED DOCUMENT