

DEED IN TRUST
FEB 8 AM 10 12

24 317 718

WARRANTY

RECORDER OF DEEDS

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Michael Metz and Judy Metz, his wife

of the County of Cook and State of Illinois for and in consideration of TEN 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 August 10, 1977 known as Trust Number 2792, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: The North 24.83 feet of the South 81.95 feet of Lot 19 in Chesterfield Niles Resubdivision Unit No. 3, being a resubdivision of part of the North West quarter of Section 19, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2: Easements as set forth in the Declaration of Easement and Exhibit "1" thereto attached dated March 30, 1962, and recorded August 31, 1962, as document 18579189 made by Exchange National Bank of Chicago Trustee under Trust Agreement dated February 13, 1959, and known as Trust No. 9430 and as created by deed from Exchange National Bank Trustee No. 9430 to Donald Baer and Sheila Baer dated January 22, 1963, and recorded March 21, 1963, as document 18748891 for the benefit of Parcel 1 aforesaid.

Subject of general real estate taxes from 1970 and subsequent years; special taxes or assessments for improvements not yet completed; covenants, conditions and restrictions of record; zoning and building lines and ordinances; party wall rights or agreements, roads and highways; public utility easements and other easements of record.

24 317 718

Cook County Clerk's Office

24-317-718

UNOFFICIAL COPY

Property of **COOK**

SEE ATTACHED LEGAL DESCRIPTION of Paragraph E, Section 4, exempt under provisions of Paragraph E, Section 4.

Real Estate: _____
Date: 2-10-78 Buyer, Seller or Representative

(Permanent Index No.: _____)

TO HAVE AND TO HOLD the real estate with its appurtenances 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 re-survey 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 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 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 fixing the amount of present or future rentals, to execute grants of easements or rights 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 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 his, his 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 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 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.

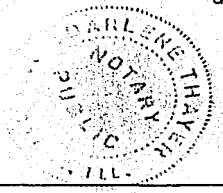
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S. _____, hereunto set _____ hand, S. _____ and seal S. _____ this 10th day of August, 1977.

Michael Metz (SEAL) Judy Metz, his wife (SEAL)
(SEAL) (SEAL)

State of Illinois } I, _____ the undersigned, a Notary Public in and for said County, in
County of Cook } SS: the state aforesaid, do hereby certify that Michael Metz and Judy Metz,
his wife

are personally known to me to be the same persons whose names 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 2 day of February, 1978



Carline Thayer
Notary Public

7140 Niles Avenue Niles, Illinois

For information only insert street address of above described property.

This document prepared by R. T. Besser

BANK OF RAVENSWOOD
CHICAGO, ILLINOIS 60640
BOX 55

This space for affixing Indexes and Reverse Stamps

24 317 718

Office 10 oc

Document Number 24317718

UNOFFICIAL COPY

Property

SEE ATTACHED LEGAL DESCRIPTION of Paragraph E, Section 4.

Receipt under provisions of Paragraph E, Section 4.

Real Estate Date 2-6-77 Buyer, Seller or Representative Michael Metz

(Permanent Index No.: _____)

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

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In no case shall any party dealing with said trustee in relation to the real estate or any part thereof shall be deemed to be a purchaser 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 inquire into any of the terms of the trust agreement; and every 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 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 its, his or their predecessor or 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 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 hereafter registered, the Registrar of Titles is hereby directed 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(s) 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(s) aforesaid have hereunto set their hands and seals this 10th day of August 1977

Michael Metz (SEAL) Judy Metz, his wife (SEAL) (SEAL) (SEAL)

I, the undersigned, Michael Metz and Judy Metz, his wife, the state aforesaid, do hereby certify that...

personally known to me to be the same persons whose names 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 2 day of August 1977

Notary Public

BANK OF RAVENSWOOD CHICAGO, ILLINOIS 60640 BOX 55

7140 Niles Avenue Niles, Illinois

For information only insert street address of above described property.

This document prepared by R. T. Besser

Form TD 105-L

This space for affixing Riders and Revenue Stamps

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100c

Document Number

24317718

END OF RECORDED DOCUMENT