

# UNOFFICIAL COPY

25199524

This Indenture Witnesseth, That the Grantor MAUREEN KUHN,  
a Spinster, having never been married,

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

and other good and valuable consideration in hand paid, Convey g and Quit-claims  
WARRANT unto  
AVENUE BANK & TRUST COMPANY OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak  
Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 21st  
day of September 1979 known as Trust Number 2407, the following described  
real estate in the County of Cook and State of Illinois, to-wit:

Lot 31 (except the South 30 feet thereof) all of  
Lot 32 and the South 15 feet of Lot 33 in Block 5  
in Mills and Sons' Third Addition to Green Fields,  
being a subdivision of the East half of the South  
West Quarter (except the North 174 feet of the  
South 191 feet thereof) of Section 36, Township 40,  
North, Range 12, East of the Third Principal Meridian,  
in Cook County, Illinois.

PROPERTY CLERK'S OFFICE  
COOK COUNTY, ILLINOIS

No Revenue Stamps Required--No Taxable  
Consideration. Exempt Under U.S. Real  
Estate Transfer Tax Act, Sec. 4, par. (e).  
Avenue Bank & Trust Co. of Oak Park  
By: [Signature]

25199524

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 resub-  
divide 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 praesenti or in futuro, 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 in writing  
the manner or 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, convey or 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 any  
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, 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 some 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  
its, 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.

# UNOFFICIAL COPY

*Liberty R. ...*  
1979 OCT 18 PM 2 37

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

OCT-18-79 6 8 5 8 2 2 • 25199524 • A — Rec 10.00

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 ha § hereunto set her hand and seal this 9th day of October 19 79.

(SEAL)

*Maureen Kuhny*

(SEAL)

STATE OF Illinois }  
COUNTY OF COOK } SS.

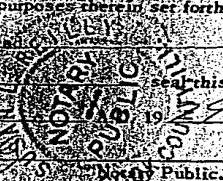
I, The Undersigned

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maureen Kuhny, a spinster

personally known to me to be the same person whose name is Maureen Kuhny 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 9th day of October 19 79.

*Sandra Kelly*  
Notary Public



This instrument prepared by Joseph M. Dvorak III,  
111 W. Washington, Chicago, Ill. 60602

IN COOK COUNTY, ILLINOIS,  
NOTARY PUBLIC IS THAT OF THE ABOVE INSTRUMENT MENTIONED  
WAS SIGNED (EXCEPT THE NOTARY) BY THE PERSONS  
RECALLED IN THE FOREGOING OF THE INSTRUMENT OF THE NOTARY  
IN ATTICE AND BOND, DURING THE TIME OF HIS OFFICE  
FOR AS LONG AS THE NOTARY IS IN COOK COUNTY, ILLINOIS  
FOR AT (EXCEPT THE NOTARY SO LONG AS HE IS IN COOK COUNTY)

10.00

25199524

BOX NO. 279

*Maureen Kuhny*  
*Legals*

**Feed in Trust**

ADDRESS OF PROPERTY

1841 N. 78th Ave.

Elmwood Park, Ill.

AVENUE BANK & TRUST COMPANY  
OF OAK PARK  
104 N. Oak Park Avenue  
Oak Park, Illinois 60301

END OF RECORDED DOCUMENT