

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

TRUSTEE'S DEED

10.11

58 - A - 551835 • 820020 15-11-1983

26819322

(The above space for recorders use only)

A 000 1263

THIS INDENTURE made this 5th day of August, 1983, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 27th day of July, 1977, and known as Trust Number 2769, party of the first part, and Bank of Ravenswood, as Trustee under Trust #25-5899 dated August 5, 1983, party of the second part.

Address of Grantee(s):

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

The South 50 feet of the North 160 feet of the West 124 feet of that part lying East of Crawford Avenue and South of the alley or the South 1/2 of Block 3 in Spiking's Subdivision of the West 60 acres (except the North West 13 acres thereof) of the South West quarter of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

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 resubdivide the real estate or any part thereof to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of or lease 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 lease 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 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 filing 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 concerning appurtenances 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 in any way 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 accuracy 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 the trust agreement and in favor of any such conveyance, lease or other instrument, (a) if 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 is executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments therof 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, powers, authorities, duties and obligations of its, 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 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, 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.

per the provisions of paragraph four (e) Tax Act.

26819322

UNOFFICIAL COPY

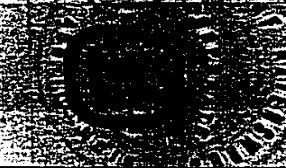


Property of Cook County Clerk's Office

This conveyance is made pursuant to direction & with authority to convey directly to the Trustee Grantee named herein. The powers & authority conferred upon said Trustee Grantee are recited on the rider attached hereto and incorporated herein by reference.

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof for ever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Land Trust Officer, the day and year first above written.

 BANK OF RAVENSWOOD
As Trustee as aforesaid
By:  Vice-President
Attest:  TRUST OFFICER
Land

Revenue stamps and riders affixed here
This deed is exempt from
Illinois Transfer Tax

Document Number
26810022

MAIL TO: ADDRESS OF PROPERTY

NAME
ADDRESS
CITY AND STATE
OR RECORDER'S OFFICE BOX NO. 144

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED.
THIS DOCUMENT WAS PREPARED AND DRAFTED BY:
Eva Higi
BANK OF RAVENSWOOD
1825 WEST LAWRENCE AVENUE
CHICAGO, ILLINOIS 60640

