

27129904

This Indenture Witnesseth, That the Grantor

Maureen Kuhny, a spinster

of the County of Cook and the State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable consideration in hand paid, Convey and quit claims to 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 22nd day of May 1984 known as Trust Number 4041, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 31 in Block 2 in the Subdivision of Blocks 2, 3, 6 and 7 in Hutchinson and Rothermel's Subdivision of the West half of Lot 3 of the Subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian, (except the West half of the South West quarter thereof) also of Blocks 1, 6, 7, 12 and 13 of the Subdivision of Lots 1, 2 and 3 in the Partition of the East half of Lot 2 in said Subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 640 S. Oak Park Avenue, Oak Park, Illinois.

I hereby declare that this transaction is exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by Paragraph 1 of Section 7 of said Ordinance.

Avenue Bank and Trust Co. of Oak Park

By: Susan J. Stepan 6-11-84

No Revenue Stamps Required-No Taxable... Avenue Bank & Trust Co. of Oak Park By: Susan J. Stepan 6-11-84

THIS INSTRUMENT WAS PREPARED BY Susan J. Stepan AVENUE BANK & TRUST COMPANY OF OAK PARK 104 NORTH OAK PARK AVENUE OAK PARK, ILLINOIS 60301 6-11-84

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 resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to lease 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 198 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 respecting 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 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 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.

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RECEIVED IN BAG CONDITION

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 has hereunto set her hand and seal this 23rd day of May 1984

(SEAL) Maureen Kuhny (SEAL) Maureen Kuhny

STATE OF Illinois } ss. COUNTY OF DuPage }

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 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 notary seal this 23rd day of May A.D. 1984

Robert N. Wenzel Notary Public

My commission expires 5-24-87

14 JAN 84 2:2

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BOX NO. 153 (Matthewson & Hamblet)

Beed in Trust

ADDRESS OF PROPERTY

540 S. Oak Park Avenue

Oak Park, Illinois 60304

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

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