

FILED IN TITLES

UNOFFICIAL COPY

85084030

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) 27 of Section 2001-296 of said ordinance.

WARRANTY

Seller or Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) 27 of Section 2001-296 of said ordinance.

Seller or Representative

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors GAR W. LOOK and TERESA S. LOOK his wife

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 dollars, and other good and valuable considerations in hand paid, Convey and warrant unto BANK OF RAVENSWOOD, an Illinois banking corporation, 1325 W. Lawrence Avenue, Chicago, Illinois 60640 its successor or successors, as Trustee under a trust agreement dated the day of June 29, 19 85, known as Trust Number 25-7195, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 18 (except the east 5 feet hereof) and the east 10 feet of Lot 9 in Block 4 in Zero Park being Zero Marx subdivision of Block 1 to 4 in S. H. Kerfoot's resubdivision of Lots 1 to 20 both inclusive in Louis E. Henry's Subdivision of the South West 1/4 of the North West 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1433 W. Farragut, Chicago, Illinois 60640

(Permanent Index No.: 14 - 08 - 124 - 021)

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.

The power and authority is hereby granted in said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or drives and to do any and all things which may be necessary or proper to carry out the purposes of this deed, to execute contracts to sell or exchange or to purchase, to execute contracts to sell on any terms, to lease, 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 lease, 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 in future, and 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 premises and to execute contracts respecting the payment of the amount of present or future rentals, to execute grants of easements or charges of any kind, to take, to 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 in 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 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 payment of any of the trustee, or be obliged or presumed 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, (a) that at the time of the delivery of 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 terms, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and in accordance with the law, (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 estate rights, powers, duties, liabilities 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 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 the beneficiaries 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," in words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all rights or benefits 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 his hand and seal this 29th day of June, 19 85.

THIS INSTRUMENT WAS PREPARED BY GEORGE KITA, ATTORNEY AT LAW 3248 N. CLARK ST., CHICAGO, ILL. 60657

(SEAL)

(SEAL)

Gar W. Look

(SEAL)

Teressa S. Look

(SEAL)

bank of ravenswood

For information only insert street address of above described property.

Return to: Geo. Kita 3248 N. CLARK CHICAGO, IL 60657

This space for affixing Titles and Revenue Stamps

Document Number

85084030