

WARRANTY

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE OCT 2 '06
 NO. 11150

250.00

86454173

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors **STANLEY HALLBERG AND ELIZABETH HALLBERG, IN JOINT TENANCY**, /husband and wife
 of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN and 00/100** 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 **JULY 2, 19 86**, known as Trust Number **25-7931**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

LOT 23 (EXCEPT THE NORTH 17 FEET THEREOF) AND ALL OF LOT 24 IN BLOCK 50 IN KEENEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS.

P. I. N. 13-34-215-042 **ANK**

(Permanent Index No.: _____)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein set forth 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 vacate any subdivisions 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 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 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 real estate and to execute contracts to make leases in or about or in connection with the real estate, or any part thereof, and to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or in connection with 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 in any manner to provide for the real estate or any part thereof, in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, executed by the trustee in relation to the real estate, or any part thereof, and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument, 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 the trustee, his or her 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 **S** hereby expressly waives _____ and releases _____ any and all right and 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, by **SA** _____ hand **S** _____ and seal _____ this **5th** day of **SEPTEMBER** 19 **86**

Stanley Hallberg (SEAL) *Elizabeth Hallberg* (SEAL)
 _____ (SEAL) _____ (SEAL)

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 86454173
 STATE OF ILLINOIS
 DEPARTMENT OF REVENUE
 CHICAGO, ILLINOIS

Document Number

bank of ravenswood
 1825 W. Lawrence Ave
 Chicago, Illinois 60640 Phone (312) 300-1100
 (800) 635-05

4034-42 W. Palmer Chgo. Ill.
 For information only insert street address of above described property.
 Prepared by:
 Thomas M. Foley
 1 N. La Salle 44500
 Chgo. Ill. 60602

UNOFFICIAL COPY

State of ILLINOIS
County of COOK } 88.

I, Raymond Wicker a Notary Public in and for said County, of
the state aforesaid, do hereby certify that STANLEY HALLBERG and ELIZABETH HALLBERG
his wife

STANLEY HALLBERG

personally known to me to be the same person B whose name B 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 use
and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 5th day of September 19 86

Raymond Wicker
Notary Public

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.25
T#4444 TRAN 0094 10/03/86 10:17:00
#1563 # D * 86-454173
COOK COUNTY RECORDER

-86-454173

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