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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor

Fred R. Blumenhagen and Janice E. Blumenhagen, his wife

of the County of Cook and State of Illinois for and in consideration of and valuable considerations in hand paid, Conveys and Quit Claim Dollars, and other good COMPANLY as Trustee under the provisions of a trust agreement dated the 26th day of June, 19 84, known as Trust Number 23821, the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL I: (Perm. Tax No. 17-06-420-032) A C C T O

Lots 1 and 2 and Lot 4 (except the North 14.34 feet thereof) in the Subdivision of Block 9 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

PARCEL II: (Perm. Tax No. 17-06-420-031) H P O

Lot 3 in Lieberman's Subdivision of the North 14.34 feet of Lot 4 and all of Lots 5 and 6 and 35 in the Subdivision of Block 9 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantee's Address: 4000 W. North Ave. Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the 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 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 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 respecting the manner of having the annual or other payments, in 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 do 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 prevented 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 vicee 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 in such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the sale 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 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, S, aforesaid has hereunto set their hand, S, and seal, S, this 20th day of November, 19 86.

Fred R. Blumenhagen (Seal) Fred R. Blumenhagen (Seal)

Janice E. Blumenhagen (Seal) Janice E. Blumenhagen (Seal)

State of Illinois ss. I, Siva Martin a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Fred R. Blumenhagen and Janice E. Blumenhagen, his wife

personally knows to me to be the same person S whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument their 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 20th day of November, 19 86.

Siva Martin Notary Public

PIONEER BANK & TRUST COMPANY BOX 22

1000 N. Ashland Avenue Chicago, Illinois

For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY SIVA MARTIN ATTORNEY AT LAW 5860 W. HIGGINS AVE CHICAGO, ILL 60630

Vertical text on the right side of the page, including "I hereby declare that the attached deed instrument is a true and correct copy of the original as shown to me by the grantor(s) and is being recorded for the purpose of recording the same." and "Exempt under provisions of Paragraph 2.0.1.4B of the Chicago Transaction Tax Ordinance." and "Section 2.0.1.4B of the Chicago Transaction Tax Ordinance." and "Buyer, Seller, or Representative" and "Date Dec 20, 1986".

Handwritten text on the left side of the page: "ACCA" and "JAN 20 1986".

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

DEPT-01 RECORDING 04/10/86 \$11.00
T#3333 TRAN 3195 12/29/86 13.36 00
#4215 # A * -64-62282
COOK COUNTY RECORDER

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