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All warranties, including merchantability and fitness, are excluded.

COOK
CO. NO. 016

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86075487

THE GRANTOR JANE K. WELTER, as Executor of the Estate of Violet L. Welter, deceased, by virtue of Letters of Office issued by the Circuit Court of Cook County, Illinois No. 86P327 Docket 924 page 154

of the County of Cook and State of Illinois for and in consideration of \$96,666.00 Dollars, and other good and valuable considerations in hand paid. Convey ✓ and (WARRANT ✓ / ~~QUIT CLAIM~~) * unto

FIRST ILLINOIS BANK OF WILMETTE
ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 17th day of December, 1985 and known as Trust Number TWB-0445 (hereinafter referred to as "The trustee.") the following described real estate in the County of Cook and State of Illinois, to wit: Lots 7, 10, 11, 14, 15, 18, 19, 22, 23 and 26 in Block 18 in John Miller's Irving Park Addition, a Subdivision in the North East 1/4 of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded July 6, 1871 in Book 1730 of Maps, Page 65 as Document 104152 in Cook County, Illinois.

HEREINAFTER CALLED "THE REAL ESTATE". P.L.N. 13-15-225-025, 026, 027, 028 029

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; 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 trustee or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate; to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 of fixing the amount of present or future rentals; to partition or to exchange the real estate, 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 the real estate or any part thereof; and to deal with the 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 same to deal with the same, whether similar to or different from the ways above specified, any time or times hereafter.

In no case shall any party dealing with the 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 or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, 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 delivery thereof 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 trusts, conditions and limitations contained herein and in the trust agreement or in any amendment thereof and binding upon the beneficiaries thereunder; (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 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, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 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 hand and seal this 17th day of DECEMBER, 1985

Jane K. Welter (SEAL)

State of Illinois, County of Cook ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jane K. Welter, Executor of the Estate of Violet L. Welter 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 and official seal, this 27th day of January, 1986

Commission expires November 14, 1988

Peter C. Economos
NOTARY PUBLIC

This instrument was prepared by Peter C. Economos, 545 Lincoln Avenue, Winnetka, IL 60093
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIS DESIRE
Grantee's Address:

MAIL TO { FIRST ILLINOIS BANK OF WILMETTE
(Name)
1200 CENTRAL AVENUE
(Address)
WILMETTE, ILLINOIS 60091
(City, State and Zip)

OR ATTN: LAND TRUST
RECORDER'S OFFICE BOX NO. Box 337

ADDRESS OF PROPERTY:
4524 N. Elston Avenue
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:
1st Illinois Bank of Wilmette
(Name)
1200 Central Avenue, Wilmette
(Address)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
14500
REVENUE
STAMP RECORDS
14500
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
99900

#70-30-235

UNOFFICIAL COPY

Deed in Trust

TO

FIRST ILLINOIS BANK OF


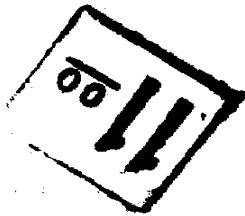
WILMETTE, TRUSTEE

1-34 (Rev. 8/04)

36075487

Property of Cook County Clerk's Office

★ 311536 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE FEB 20'86 ★
 ★ 813.50 ★

DEPT-01 RECORDING
 1#1111 TRAN 2092 02/24/86 15:56:00
 #8524 # 2 * -86-075487