

Form 18-B

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor DOROTHY DENNING, a single person, never married, 3400 W. Lawrence Ave., Chicago, Illinois

of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 10th day of March 19 86, known as Trust Number 11-4338, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 1, 2 and 3 in Block 3 in W. F. Kaiser and Company's Arcadia Terrace, being a Subdivision of the North half of the South East Quarter (except the West 33 feet) and the South East Quarter of the South East Quarter of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 2501 W. Peterson, Chicago, Illinois.

P.I.N. 13-01-405-006-407 3
13-01-405-007-407 2
13-01-405-008-407 1 TP

This Instrument Was Prepared By TONI COZZI Trust Department Albany Bank & Trust Company N.A. 3400 W. Lawrence Avenue Chicago, Illinois 60625

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 of 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 dedicate, to mortgage, to pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession in person, 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 demise 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 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 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 shall 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 full 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 us, 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, or such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

All 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, release and release any and all right or benefit under and by virtue of any and all privileges of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor adoresaid has hereunto set her hand and seal this 21st day of March 19 86.

(Seal) Dorothy Denning (Seal)
(Seal) (Seal)

State of Illinois } 1. Toni C. Cozzi a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Dorothy Denning, a single
person, never married

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 notarial seal this 21st day of March 19 86.

Toni C. Cozzi Notary Public

ALBANY BANK AND TRUST COMPANY N.A.

2501 W. Peterson, Chicago, IL

HOX 78

For information only insert street address of above described property.

S1090787 (K) 2

This space for affixing Return and Reverse Stamp

86123292

Date

04-18-86

Notary Public or Representative

Exempt under provisions of Paragraph Real Estate Transfer Tax Act.

Number

UNOFFICIAL COPY

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DEPT OF TRUST

THIS INSTRUMENT WITNESSETH that the within and foregoing DEED, in and to the said premises, was duly executed and acknowledged by the grantor, and the same is hereby certified to be a true and correct copy of the original as the same appears from the records of the County of Cook, Illinois.

Witness my hand and seal of office, this 11th day of March, 1906.

Notary Public for Cook County, Illinois.

That the said premises are situated in the County of Cook, Illinois, and are more particularly described as follows, to-wit: A certain lot or lots of land, being a subdivision of the North half of the South East Quarter (except the West 1/2) and the South East Quarter of the South East Quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 2501 W. Peterson, Chicago, Illinois.

P. I. N. 13-01-408-006-207
 DEPT OF RECORDING
 TRAN 9142.04/01/86 12.18.06
 #9213 #A * 86-123292

Property of Cook County Clerk's Office

11 06

86123292

Notary Public for Cook County, Illinois.

That the said premises are situated in the County of Cook, Illinois, and are more particularly described as follows, to-wit: A certain lot or lots of land, being a subdivision of the North half of the South East Quarter (except the West 1/2) and the South East Quarter of the South East Quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Return to: Box 78
 MC 279000-128