

# UNOFFICIAL COPY

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## WARRANTY DEED IN TRUST

Form 16-10

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Ernest L. Ray also known as Ernest Ray and Norma Ray, his wife.

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, Convey and warrant 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 14th day of August 19 86, known as Trust Number 11-4371, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 14 (Except the West 25 Feet thereof) in Block 3 In Buena Park, a subdivision of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois.

The North 44 Feet of the East 125 Feet of Lot 15 In Block 3 in Buena Park in The West 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the third Principal Meridian, In Cook County, Illinois.

PTIN: 14-17-401-016, 14-17-401-017, 14-17-401-018  
Street Address: 4240 and 4244 North Kenmore, Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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, park, streets, highways or alleys, and to waive 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 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 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 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 to tenants to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of using 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 could be lawful for any person owning the same to deal with the same, whether similar to or different from the ways aforesaid, at any time or times hereafter.

In no case shall any party dealing with and 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 the 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 hereunder, (c) that said trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance 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 of 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 as such, but only an interest in the 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 conditions", 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 Ernest L. Ray and Norma Ray hereunto set hand and seal this 21st day of August 19 86.

Ernest L. Ray, A/K/A (Seal) Ernest Ray (Seal)  
Norma Ray (Seal) (Seal)

This Deed prepared by: Simon Edelstein, 939 West Grace, Chicago,

State of Illinois } I, Ernest L. Ray a Notary Public in and for said County, in  
County of Cook } ss. the state aforesaid, do hereby certify that Ernest L. Ray A/K/A  
Ernest Ray and Norma Ray, his wife.

personally known to me to be the same persons 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 as 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 21st day of August 19 86

William C. Burt  
Notary Public

THIS INSTRUMENT WAS PREPARED BY SIMON EDELSTEIN, 939 WEST GRACE, CHICAGO, ILL. 60640

This space for affixing Return and Revenue Stamps

11.00

Document Number

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EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SEC. 200.1-2(B-6) OR PARAG-  
GRAPH SEC. 200.1-4 (B) OF THE  
CHICAGO TRANSACTION TAX ORDINANCE.

8-2-86 *Walter Butts*  
DATE BUYER, SELLER, REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4,  
REAL ESTATE TRANSFER TAX ACT.

8-2-86 *Walter Butts*  
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1986 AUG 22 PM 1:10

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MAIL TO:  
MR. SIMON EDELBRAUN  
939 W. GRACE ST  
CHICAGO, ILL.  
A-1333

65-3-89