

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, CHRIST CONGREGATIONAL CHURCH OF CHICAGO, A RELIGIOUS CORPORATION

of the County of Cook and State of Illinois for and in consideration of One Hundred Fifty Five Thousand and no/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 August 10 1987 known as Trust Number 25-8724, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 4, 5 and 6 (EXCEPT THAT PART OF LOT 6 DEDICATED FOR ALLEY) IN JACOBSON'S SUBDIVISION OF PART OF LOT 15 IN SUB BLOCK 2 OF CLARK AND MCCONNELL'S ADDITION TO LAKE VIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE AND OF PARTS OF LOTS 1 and 9 IN THE SUBDIVISION OF LOT 39 IN PINE GROVE SAID PINE GROVE BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

701 W. Buckingham (Map)
CHICAGO, ILLINOIS (CS)

All ESO M.

12.00

(Permanent Index No.: 14-21-309-011-0000)

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

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 subdivision of part thereof, to execute contracts to sell or exchange, to execute grants of options to purchase, to execute contracts to sell on any terms, to convey or otherwise, 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 lease, license, license 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 respecting the manner of fixing the amount of present or future rentals, to execute the grants of 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 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 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, lease 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, and that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect. It is further covenanted and agreed that no other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any instrument, 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 or 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 at all times.

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 S aforesaid have hereunto set their hands and seals this 11 day of September 1987.

Ben Yamaguchi (SEAL) Secretary and Church Clerk
Lewis Matsuoka (SEAL) Secretary and Church Clerk
Ben Yamaguchi, moderator (SEAL)
and President (SEAL)

State of Illinois }
County of Cook } Richard Yamada a Notary Public in and for said County, in

the state aforesaid, do hereby certify that Ben Yamaguchi and Lewis Matsuoka, being President and Moderator and Lewis Matsuoka, being Secretary and church clerk of Christ Congregational Church of Chicago, a religious corporation, 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 11th day of September 1987.

Richard Yamada
Notary Public (Exp. Aug. 29, 1988)

BANK OF RAVENSWOOD
CHICAGO, ILLINOIS 60640
BOX 55

For information only insert street address of above described property.

7/23/87 306 341

Christ Congregational Church
Exempt under provisions of Paragraph 4, Section 4, of Public Act 86-1000
Real Estate Transfer Tax Act.

9/11/87
0028528
BUYER, SELLEN, REPRESENTATIVE

THIS INSTRUMENT PREPARED BY RICHARD YAMADA 512 N. LAURENCE CHICAGO, ILL. 60640

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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