

WARRANTY

REALTY TITLE INS. ORDER # 71853

87537676

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Andrew Lipinski, a widower and not remarried of the County of Cook and State of Illinois for and in consideration of Ten and xx/100 (\$10.00) 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 February 28 19 84, known as Trust Number 25-6277, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot Twelve (12) in Block Three (3) in Fullerton's Second Addition to Chicago, being a Subdivision of that part of the South Half of the South East Quarter of Section Thirty (30), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, lying East of the Chicago and North Western Railway and of that part lying West of said Railway and East of Clybourn Avenue, according to Map recorded in Book 15 of Plats, Page 10, in Cook County, Illinois.

Commonly Known As: 1661 W. Wrightwood, Chicago, Illinois 60614

(Permanent Index No.: 14-30-407-011-0000) K

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of option, to purchase, to execute contracts 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 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 to commence 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 lease and to execute options to lease and options to purchase the whole or any part of the reversion and to execute contracts to make lease in the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or give any right, title or interest in or about or 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 to the application of any just claim, 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, 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, at the time of the 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 amendments thereof and binding upon all beneficial interests, (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 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, 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 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 benefits 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.

Witness Whereof, the grantor aforesaid he hereunto set his hand and seal this 30th day of September 1987.

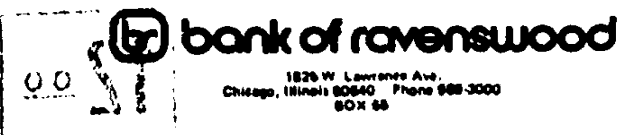
Andrew Lipinski (SEAL) (SEAL) (SEAL)

This document was prepared by McCoy, Morris & Kula, 27 E. Monroe, Chicago, IL 60603

This space for affixing Rider and Revenue Stamp

87537676

Document Number



For information only insert street address of above described property.

UNOFFICIAL COPY

State of Illinois } ss.
County of Cook
remarried

I, Dan Wiemerslage a Notary Public in and for said County, in the state aforesaid, do hereby certify that Andrew Lipinski, a widower and not

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 signed, sealed and delivered the said instrument as his 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 30th day of September 1987

Dan Wiemerslage
Notary Public

My Commission expires March 8, 1989

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00
T#0222 TRAN 6306 10/02/87 10:31:00
#5076 # 3 *-87-537676
COOK COUNTY RECORDER

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE 15-3087
30.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-1-87
30.00
89,1195

87537676



Return to:
Daniel Wiemerslage
4335 W. Irving Park Road
Chicago, IL 60641

-87-537676

12.00