

③ 294183

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor FREDERICK G. LUTES, married to JANICE L. LUTES

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good

and valuable considerations in hand paid, Convey and warrant unto THE FIRST BANK OF OAK PARK, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 16th day of March 19 87, known as Trust Number 12978, the following

described real estate in the County of Cook and State of Illinois, to-wit: Lot 23 in Block 3 in W. L. Pease's Subdivision of the East 1/2 of the East 1/3 (being the East 30 acres) of the South West 1/4 of Section 30, Township 40 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois SUBJECT TO: Covenants, conditions and restrictions of record; private and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the years 1985 and subsequent years

P.I.N 13-30-314-039-0000 99FCO Property Address: 6822 W. Wrightwood, Chicago, IL 60635 87161395

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 locate any subdivision or part thereof, and to subdivide 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, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in person or by agent, or to lease 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, 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 a 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 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 easement appurtenant to said premises or any part thereof, and to deal with said property as 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, 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 conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, 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 permitted 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 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 some amendment thereof and binding upon all beneficiaries hereunder, (c) that said 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 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 by 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 waives and releases 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.

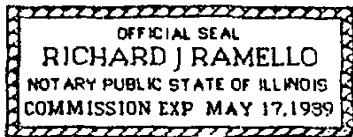
In Witness Whereof, the grantor, S aforesaid have hereunto set their hands and seals this 18th day of March 19 87

Frederick G. Lutes (Seal) FREDERICK G. LUTES

Janice L. Lutes (Seal) JANICE L. LUTES

State of Illinois the undersigned Notary Public in and for said County, Cook the state aforesaid, do hereby certify that Frederick G. Lutes, married to Janice L. Lutes

personally known to me to be the same person S whose name S 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 18th day of March 19 87



Notary Public signature and name.

First Bank of Oak Park Prepared by Grantor's Address: First Bank of Oak Park, 11 Madison Street, Oak Park, Illinois 60302

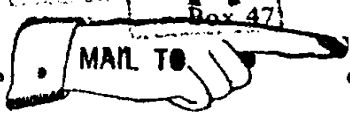
For information only insert street address of above described property.

Cook County REAL ESTATE TRANSACTION TAX 100.00 REVENUE STAMP MAR 25 87 P.B. 11426

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE MAR 25 87 P.B. 11262

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAR 25 87 P.B. 11472 500.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAR 25 87 P.B. 11472 500.00



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DEPT-01 RECORDING \$11.25
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COOK COUNTY RECORDER

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