

87177830

(B)

WARRANTY

(5)

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **JAMES R. GRAVES**, married to
of the County of Cook and State of Illinois for and in consideration
of TEN and 00/100 (\$10.00) dollars, and other good
and valuable considerations to hand paid, Convey and warrants 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
April 3, 1985, known as Trust Number 25-7037 the
following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 13, 14, 15, 16 and 17 in A.T. Galt's Sheridan Road Subdivision of the
East Half of the Northeast Quarter in Section 17, Township 40 North,
Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 906-20 and 922-34 W. Sunnyside - Chicago, Illinois

B-U-0 15-16 ALL 13-14
803

(Permanent Index No.: 14 - 17 - 222 - 015 - 0000) AND 14-17-222-016-0000

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes hereinafter and in the trust agreement set forth.

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 or part thereof; to execute contracts to sell or exchange, or execute grants of options 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, successors in trust and to grant to such suc-
cessor 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 leases 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 leases
and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts to make leases
in manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign 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 in 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 purchase money, 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, (a) that 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 created in
accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c)
that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 its, his 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 ben-
eficiary 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 waives S and release S 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 ZND April 1987 hereunto set his hand and seal this

(SEAL) James R. Graves (SEAL)
JAMES R. GRAVES (SEAL)

This space for affixing Elders and Revenue Stamps
 Exempt under provisions of Paragraph E, Section 4,
 of the Real Estate Transfer Tax Act
 Date: 5/17/87
 Agent: [Signature]
 87177830

Document Number
 87177830



906-20 and 922-34 W. Sunnyside Avenue
 For information only insert street address
 of above described property.

UNOFFICIAL COPY


State of ILLINOIS
County of COOK } ss.

I, the undersigned Notary Public in and for said County, in
the state aforesaid, do hereby certify that JAMES R. GRAVES, married to

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 he
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 _____ day of _____ 19____

Notary Public

Property of Cook County Clerk's Office



Harold L. Moskowitz, Esq.
25 E. Washington St., #1000
Chicago, Ill. 60602

DEPT-01 RECORDING \$12.25
TRAN 7243 04/03/87 10:59:00
550 # A * -67-177830
COOK COUNTY RECORDER

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