

QUIT CLAIM DEED
State of ILLINOIS
(Individual to Individual)

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1987 JUL 17 PM 3:17

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CAUTION: Consult a lawyer before using or acting under this form. Neither the recorder nor the clerk makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR SAUL KRONENBERG

of the City of Chicago County of Cook
State of Illinois for the consideration of
TEN (\$10.00) DOLLARS,
and other good and valuable consideration hand paid,
CONVEY and QUIT CLAIMS to
Bank of Ravenswood, as Trustee u/t/a
25-8627
1825 W. Lawrence
Chicago, IL 60640
(NAME AND ADDRESS OF GRANTEE)

87394903

(The Above Space For Recorder's Use Only)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 17 IN JOHN N. YOUNG'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH 25 ACRES OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS DOES NOT CONSTITUTE HOMESTEAD PROPERTY OF GRANTOR

P.I.N. 14-17-212-007
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
\$ 510.00

15.00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-212-007
Address(es) of Real Estate: 931 W. Leland Avenue, Chicago, Illinois

SAUL KRONENBERG DATED this 15th day of July 1987
By: Jerry Kronenberg (SEAL)
JERRY KRONENBERG his Attorney-in-Fact (SEAL)

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

"OFFICIAL SEAL" Robin Buscemi 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 official seal, this 15th day of July 1987

Commission expires 4/23/1993 Robin Buscemi Notary Public

This instrument was prepared by Robin L. David, Gould & Ratner, 222 N. LaSalle, Chicago, IL, 60601

MAIL TO: Robin L. David, Gould & Ratner, 222 North LaSalle Street, Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO: John P. Toepper, 1005 W. Lake St, Addison, IL 60101

RECORDER'S OFFICE BOX NO. BOX 300-HV

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 67.00
Cook County REAL ESTATE TRANSACTION TAX PERMIT STAMP JUL 17 1987 \$ 67.00
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JUL 17 1987 \$ 510.00

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Quit Claim Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

MR. JAMES H. EDWARDS
JAMES H. EDWARDS
JAMES H. EDWARDS

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28-300

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, SAUL KRONENBERG, of Chicago, Illinois, hereby appoint JERRY KRONENBERG for the period from March 20, 1987 to and including July 31, 1987, to be my true and lawful attorney ("Attorney") for me in my place and stead, to represent me in all matters and to act, manage and conduct all of my affairs, and without limiting or diminishing the general powers herein granted to perform the following acts for me in my name and on my behalf:

- (1) To receive and receipt for any and all sums of money or payments due or to become due to me, to deposit in any account for my benefit or in my name in any bank or banks any and all monies collected or received, to pay any and all bills, accounts, claims and demands hereafter payable by me, and to draw and endorse any check or checks, promissory note or notes on any bank in any city in which I may have an account or a deposit and to do any and all matters and things connected with any of my accounts or deposits in any bank which I myself might do or could do in relation to said accounts or deposits;
- (2) To borrow from time to time such sums of money upon such terms as my Attorney may think advisable or expedient, upon the security of any of my property whether real or personal or otherwise, and for such purposes to give and execute, acknowledge and deliver mortgages with such powers and provisions as he may think proper, and also such notes or bonds as it may be necessary or proper to use therewith;
- (3) To contract with respect to, mortgage, sell or create a lien upon any and all of the property, whether real or personal or otherwise, owned by me or in which I have an interest including without limiting the foregoing, the

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property commonly known as 4837 West Oakdale, Chicago, Illinois 60641 and legally described on Exhibit "A" attached hereto and made a part hereof ("Property"), and for such purposes to sign, execute, acknowledge and deliver for me and in my name and as my act any and all deeds, bills of sale, mortgages, notes and other written instruments as may be necessary or desirable;

- (4) To ask, demand, sue for, levy, recover, collect and receive any and all debts, moneys, securities, bonds, chattels or other personal property to which I am now or may hereafter become entitled, or which now or may become due, owing or payable to me from any person, or persons, firms or corporations whatsoever, and in my name to give good and sufficient receipts and discharges for the same;
- (5) To execute, endorse, acknowledge and deliver any and all deeds, leases, checks, drafts, vouchers, bills of sale and other instruments in writing necessary or required to be executed, and giving and granting unto my Attorney full power and authority to do and perform all and every act and thing whatsoever required necessary or proper to be done in connection with the matters herein above mentioned as I might or could do if personally present; and
- (6) To enter into and execute any contracts for the sale or contribution of the property commonly known as 921 West Leland Avenue, Chicago, Illinois and legally described on Exhibit "A" attached hereto and made a part hereof ("Property") to execute and delivery any and all other documents necessary to consummate the sale or contribution of the Property, including but not limited to a deed of conveyance.

The enumeration of any and all of the specific powers herein granted shall in no way limit, diminish or abridge the general power of my Attorney to perform any and all acts proper,

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necessary or required in the management of all of my business affairs in my place, name and on my behalf.

I hereby ratify and confirm, and promise at all times to ratify and confirm, all and whatsoever my Attorney shall lawfully do or cause to be done in and about the premises by virtue of these presents, including anything which shall be done between the revocation of these presents by my death or in any other manner, and notice of such revocation reaching my Attorney; and I hereby declare that as against me and all persons claiming under me, everything which my Attorney shall do or cause to be done in pursuance hereof after such revocation as aforesaid, shall be valid and effectual in favor of any person claiming the benefit thereof who, before the doing thereof, shall not have had notice of such revocation.

Any provision herein to the contrary notwithstanding, my Attorney shall have and may exercise all of the rights and powers granted hereunder, and my Attorney shall have full power to act hereunder.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of March, 1987.

Gaul Kronenberg

STATE OF IL)
COUNTY OF COOK) SS.

I, SHARON J. DANIELS, a Notary Public in and for said County and State aforesaid, do hereby certify that GAUL KRONENBERG 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 use and purposes therein set forth.

Subscribed and sworn to before me this 6th day of JULY, 1987.

Sharon Daniels
Notary Public

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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 vacate 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, 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 195 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 options to lease and options to renew leases and options to purchase the 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 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 easement 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 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 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 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 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 thereunder, (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, 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 limitations", or words of similar import, in accordance with the statute in such case made and provided.

streets, avenues and alleys adjoining the same.

TOGETHER with all regular and singular the tenements, hereditaments, easements, appurtenances, passages, waters, water courses, riparian rights, other rights, liberties and privileges thereof or in any way now or hereafter appertaining, including any other claim at law or in equity as well as any after-acquired title, franchise or license and the reversions and remainders thereof;

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