

UNOFFICIAL COPY

QUIT CLAIM

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1438556-7176071 DB MLC

THIS INDENTURE WITNESSETH, That the Grantor s, JOSE V. JUACHON and Fe A. Juachon, his wife, 2937 N. Kolmar, Chicago, Illinois 60641.

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim 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 September 20 19 88, known as Trust Number 25-9533, the following described real estate in the County of COOK and State of Illinois, to-wit:

12.00

THAT PART OF LOTS 7 AND 8 IN THE SUBDIVISION OF LOTS 18 to 24, INCLUSIVE, AND A STRIP OF LAND 20 FEET WIDE LYING EAST OF AND ADJOINING SAID LOTS IN BLOCK 38 OF ROGERS PARK IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 8 AFORESAID; THENCE NORTHWESTERLY ON THE WESTERLY LINE OF SAID LOT, 55 FEET; THENCE EASTERLY OF A LINE MAKING AN ANGLE OF 90 DEGREES WITH SAID WESTERLY LINE 44 FEET; THENCE NORTHEASTERLY 31 FEET TO A POINT 29 FEET 4 INCHES WEST OF THE EASTERLY LINE OF SAID LOT 7 AFORESAID; THENCE EASTERLY 29 FEET 4 INCHES TO A POINT ON THE EASTERLY LINE OF SAID LOT 7, WHICH IS 86 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE 87 FEET 1 1/4 INCHES TO THE SOUTH EAST CORNER OF SAID LOT 7; THENCE WEST 100 FEET AND 1 5/8 INCHES ALONG THE SOUTH LINE OF LOTS 7 and 8 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 the trustee to subdivide and recombine 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 assign, 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, or 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 term, 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 respecting the manner of living the amount of present or future rentals, to execute contracts 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 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, (4) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full of legal effect, (5) 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, renewals and binding upon all beneficiaries, (6) that the trustee was duly authorized and empowered to execute and deliver every such deed, mortgage, lease or other instrument and (7) 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 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 s hereby expressly waive 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 s above said have s hereunto set their hands and seals this 26th day of SEPTEMBER 19 88.

PERM TAX NO: 11-31-222-018-0000

(SEAL) JOSE V. JUACHON (SEAL) Fe A. Juachon (SEAL) FE A. JUACHON

State of Illinois } The undersigned } a Notary Public in and for said County, in County of Cook } his wife } the state aforesaid, do hereby certify that JOSE V. JUACHON and Fe A. Juachon, his wife

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 26th day of October 19 88

Mary Ann [Signature] Notary Public

bank of ravenswood 1825 W. Lawrence Ave Chicago, Illinois 60640 Phone 760 2000

For information only insert street address of above described property. 1676-78 W. Farwell/6961-01 N. Clark Chicago, Illinois

This space for affixing Riders and Revenue Stamps. Section 4, Article 1, 186. Representative [Signature]

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BOX 333-CC