

463584

THIS INDENTURE WITNESSETH, That the Grantor **6647 North Francisco, Inc.** by the Trustee in Bankruptcy, **Joseph Stein** under case no. **88 B 7366** of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and no/100 (\$10.00)** dollars, and other good and valuable considerations in hand paid, Conveys 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 **July 25, 1988**, known as Trust Number **25-9415**, the following described real estate in the County of _____ and State of Illinois, to-wit: See Exhibit A attached hereto and made a part hereof.

88345429

(Permanent Index No.: 1036310002)
1036310003)

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 resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to execute 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 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 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 fixing 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 easement 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 held liable to or by 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 conclusively evidence in favor of every person relying upon it and the trustee under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trustee acted in good faith and in the best interest of the trust, and (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 beneficiaries, (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) that 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 or through 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 no 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 now or hereafter registered, the Registrar of Titles is hereby authorized 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 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 (signed by his hand and seal) hereunto set **his** 29th day of July 1988

This space for affixing Riders and Revenue Stamps

John C. Stein, 1988

7/29/88

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 (signed by his hand and seal) hereunto set **his** 29th day of July 1988

(SEAL) *Joseph Stein as Trustee* (SEAL)
 Joseph Stein, Trustee
 Not Personally (SEAL)

State of **Illinois**)
 County of **Cook**) SS **THERESA M. RIZZO** Notary Public in and for said County, in the state aforesaid, do hereby certify that **Joseph Stein, Trustee**

personally known to me to be the same person whose name is _____ 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 **29th** day of **July** 19 **88**

Theresa M. Rizzo
 Notary Public

Document Number



1825 W. Lawrence Ave.
 Chicago, IL 60640-1894 • P. 312.764.2000

For information only insert street address of above described property.



UNOFFICIAL COPY

8 8 3 4 5 4 2 9

EXHIBIT A

Legal description of that property commonly known as 6647
N. Francisco, Chicago, Illinois.

LOTS 99 AND 100 IN CALIFORNIA ALBION ADDITION TO ROGERS
PARK IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-36-310-002 & 10-36-310-003

Property of Cook County Clerk's Office

DEPT 91 RECORDING 08/02/88 12:13:05
88-345429
COOK COUNTY RECORDER

88345429

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12.25