

Form 38-10

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Stephen Koppel a/k/a Steven Koppel, a never married person

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 ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successors or successors, as Trustee under the provisions of a trust agreement dated the 1st day of December 1987, known as Trust Number 11-4493, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 3 (except that part conveyed to the Metropolitan West Side Elevated Railroad Company by deed recorded June 12, 1894, in Book 4759, Page 548) in Allen's Subdivision of that part of West 138 feet of the East 29 Rods of the South 1/2 Rods of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, lying 101 feet Southwesterly of Milwaukee Avenue, in Cook County, Illinois.

P. I. N. 14-31-333-01

TO HAVE AND TO HOLD the said premises with all 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 public 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 possession or reversion, by 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 lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to assign, 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 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, real, or money borrowed or advanced on said premises, or be obliged to see that the terms of said 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 acquire 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, covenants and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (c) that said trustee has 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 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 authorized not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "other trust clause", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and conveys 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 or execution or otherwise.

In Witness Whereof the grantor, aforesaid, hereunto set his hand and seal this 23rd day of June, 1988.

Stephen Koppel (Seal)
Stephen Koppel (Seal)
a/k/a Steven Koppel (Seal)

Prepared by: Martin S. Edwards 1133 Sherwood Glenview, Illinois 60025

State of Illinois } I, the undersigned, a Notary Public in and for said County, do
County of Cook } the state aforesaid, do hereby certify that Stephen Koppel a/k/a
Steven Koppel, a never married person

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 20th day of August, 1988

"OFFICIAL SEAL"
EVA HIGI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/4/91

Eva Higi
Notary Public

ALBANY BANK AND TRUST COMPANY N.A.

BOX 35

2038 W. North Avenue Chicago, Illinois

For information only insert street address of above described property. (vacant lot)

71-66-120 NA

Dall

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 4, REAL ESTATE TRANSFER TAX ACT.

8-10-88 DATE
Stephen Koppel
ALBANY BANK AND TRUST COMPANY N.A. REPRESENTATIVE

12.00

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