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QUIT CLAIM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **GARY L. BURNS and KAREN P. BURNS, f/k/a KAREN M. PIERCE, his wife,**

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, 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 January 6, 19 89, known as Trust Number 25-9781,** the following described real estate in the County of **Cook** and State of **Illinois, to-wit:**

Lot 436 in Altgeld's Subdivision of Blocks 1, 2, 3, 4 and 7 and the North 1/2 of Block 6 in the Subdivision of that part lying northeasterly of Lincoln Avenue of the North West 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

c/k/a 1225 W. Nelson Street, Chicago, IL 60657

(Permanent Index No.: **14-29-115-013-0000**).

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 said trustee to subdivide and redivide 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 lease 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 leases 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 purchase the whole or any part of the reversion, and to execute contracts respecting the manner of buying the amount of present or future rentals, to execute all of the covenants or conditions 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 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 conveyance of 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 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, or to execute deeds, mortgages, leases or other instruments executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person dealing upon or claiming under for 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 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) 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 the trust or their predecessor in trust.

The interest of each beneficiary under the trust agreement in that all persons claiming under or by virtue of 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 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 in 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 **GARY L. BURNS** do hereby expressly waive and release my and all right of 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 **GARY L. BURNS** do hereby set their hands and seals this **6th** day of **January** 19 **89**.

Gary L. Burns (SEAL) **GARY L. BURNS**
Karen P. Burns (SEAL) **KAREN P. BURNS**
Karen M. Pierce (SEAL) **f/k/a KAREN M. PIERCE**

This instrument was prepared by **Paul E. Peldyak, Esq. 180 W. Washington Street, Chicago, IL 60602**

State of **Illinois** Paul E. Peldyak Notary Public in and for said County, in
 County of **Cook** do hereby certify that **Gary L. Burns and Karen P. Burns,**
 his wife and formerly known as **KAREN M. PIERCE,**

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed a deed and delivery of the said instrument to their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead favoring under my hand and seal of this **6th** day of **January** 19 **89**.

Commission expires: **11/13/89**
Paul E. Peldyak Notary Public

This space for affixing Riders and Revenue Stamps
 Example under Real Estate Transfer Tax Act Sec. 4
 No. _____ & Cook County Ord. 95947 P.C.
 Date 1/12/89 Sign. *[Signature]*

83013351

Document Number



1225 W. Nelson, Chicago, IL 60657
 For information only insert street address of above described property.

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Gary Birks
1225 W. Nelson
Chicago, IL 60657

Property of Cook County Clerk's Office

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