

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR First Nationwide Bank, A Federal Savings Bank

of the County of SAN FRANCISCO and State of California for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT S / QUIT CLAIM) unto

Bank of Ravenswood

(The Above Space For Recorder's Use Only)

89323363

14.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
350.00

NAME AND ADDRESS OF GRANTEE

as Trustee under the provisions of a trust agreement dated the 10th day of July, 1989, and known as Trust Number 25-10163 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to wit: See Exhibit A attached hereto and by this reference made a part hereof (The Real Estate)

Subject to the "Permitted Exceptions" set forth on Exhibit B attached hereto and by this reference made a part hereof

Permanent Real Estate Index Number(s):

Address(es) of real estate: 4545 North Broadway, Chicago, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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, or possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 lease 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 or appurtenant to said premises of 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) 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 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.

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 aforesaid has hereunto set its hand and seal this 10th day of July, 1989

(SEAL) By: First Nationwide Bank, A Federal Savings Bank (SEAL)

Name: [Signature]
Its: Senior Vice President

State of Illinois, County of _____ ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as 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 _____ day of _____, 19____

Commission expires _____ 19____

NOTARY PUBLIC

This instrument was prepared by Geoffrey I. Edelstein, Rudnick & Wolfe, 203 N. LaSalle St., Suite 1800, Chicago, Illinois 60601 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO

Michael D. Aufrecht
(Name)
312 W. Randolph St.
(Address)
Chicago IL 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 333

0525#
Cancelled
202126
REAL ESTATE TRANSFER TAX
REVENUE
350.00
Cook County, Ill. 89323363
89323363

72-08-248 (P1)

UNOFFICIAL COPY

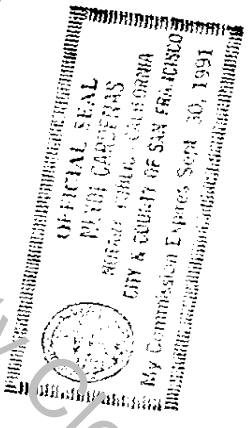
GEORGE E. COLE
LEGAL FORMS

...ced in Trust

TO

Property of Cook County Clerk's Office

(Corporation)
 STATE OF CALIFORNIA)
 COUNTY OF SAN FRANCISCO) SS.
 On JULY 4, 1989
 State, personally appeared A.C. SCHOELLTZ
 (XX) personally known to me and before me, the undersigned, a Notary Public in and for said
 instrument as SENIOR VICE PRESIDENT and
 Secretary on behalf of the corporation herein named and acknowledged to me that the corporation herein named and acknowledged
 WITNESS my hand and official seal.



(This area for official notarial seal)

Signature: *Maydi Cardenas*
 Name (Typed or Printed)
 MAYDI CARDENAS

START HERE

UNOFFICIAL COPY

A-1

GIE0442 06/28/89 0900

9933333333

Property of Cook County Clerk's Office

14-17-218-001
14-17-218-010
14-17-218-011
14-17-218-012
14-17-218-013

P.L.N.

PROPERTY ADDRESS: 4545 NORTH BROADWAY
CHICAGO, ILLINOIS

LOTS 124 AND 125 AND THAT PORTION OF LOT 126 LYING NORTHWESTERLY OF A STRAIGHT LINE DRAWN FROM THE NORTH EAST CORNER OF LOT 126 TO THE SOUTH EAST CORNER OF LOT 134 AND LOTS 134-139 IN BLOCK 218 OF WILLIAM DEERING'S SURRENDER SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 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.

LEGAL DESCRIPTION

EXHIBIT A

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B-1

GIE0442 06/28/89 0900

1988032668

Property of Cook County Clerk's Office

- (a) general taxes for the second installment for the year 1988 and subsequent years;
- (b) covenants, conditions and restrictions of record including, without limitation, the restrictions contained in the deed recorded May 21, 1907 as document 4039395;
- (c) private, public and utility easements and roads and highways, including, without limitation, the grant recorded February 17, 1970 as document 21082862;
- (d) party wall rights and agreements, if any; and
- (e) the grant dated January 10, 1986 to Commonwealth Edison Company recorded March 23, 1989 as Document 89-129246.

PERMITTED EXCEPTIONS

EXHIBIT B

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