

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

Myron Fenton and Sarella Fenton, husband and 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 s and Quit Claim s unto First Chicago 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

March 1 19 90, known as Trust Number 25-10617, the

following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

RECORDED
BOOK COUNT REORDER
153331 RAN 0841 03/09/90 09:44:11
DEPT-81

(Permanent Index No.: 12-25-428-053-)

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 resubdivide 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 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 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 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 presents or future rentals, to execute any 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 obliged to see to the application of 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, (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 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 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 hereby expressly waive and release 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 aforesaid ha VE hereunto set their hand S and seal S this 1st day of March 19 90.

Myron Fenton (SEAL) Sarella Fenton (SEAL)
Myron Fenton Sarella Fenton
(SEAL) (SEAL)

State of Illinois } ss. Silvia Medina a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Myron Fenton and Sarella Fenton,
husband and wife

personally known to me to be the same person S whose name S appeared 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 as forth, including the release and waiver of the right of homestead, even under my hand and notarial seal this 1st day of March 19 90.

OFFICIAL SEAL
SILVIA MEDINA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/7/90

Silvia Medina
Notary Public

First Chicago
bank of ravenswood
1825 W. Lawrence Avenue Chicago, IL 60640
(312) 989-3000
Member FDIC

7317A N. Campbell, Chicago, IL
For information only insert street address of above described property.
This instrument prepared by:
Martin S. Edwards
1825 W. Lawrence Avenue
Chicago, IL 60640

Box 55

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E" SECTION 6.01 REAL ESTATE TRANSFER TAX ACT.
3/5/90
Marilyn S. Edwards
NOTARY PUBLIC

This space for affixing Riders and Revenue Stamps

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Document Number

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PARCEL 1:

The East 20.0 feet of the West 40.0 feet as measured on the North and South line of that part of Lot 2 lying East of a straight line drawn from a point on the North line of said Lot 2 which is 79.87 feet East of the Northwest corner of said Lot 2 to a point in the South line of said Lot 2 which is 82.97 feet East of the Southwest corner of said Lot 2 all being in Lakeview Park, a Subdivision of part of the Southeast quarter of the Southeast quarter of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian:

ALSO

PARCEL 2:

The North 12.0 feet of the South 60.0 feet as measured on the East and West lines of the East 34.0 feet as measured on the North and South line of Lot 2 all being in Lakeview Park, a Subdivision of part of the Southeast quarter of the Southeast quarter of Section 25, Township 41 North, Range 13 East of the Third Principal Meridian:

ALSO

PARCEL 3:

Easements as set forth in the Declaration of easements made by Lakeview Park, Inc., a corporation of Illinois, dated February 16, 1959 and recorded February 20, 1959 as Document No. 17461265; and as created by the Deed from Lakeview Park, Inc., a corporation of Illinois, to Marvin B. Spivaik and Jewel B. Spivaik, his wife, dated May 15, 1959 and recorded as Document No. 17543971, May 20, 1959, all in Cook County, Illinois.

PIN: 10-25-428-053

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