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(The above space for recorders use only)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
APPL. OF
REV. STAT.
570.00

Cook County
REAL ESTATE TRANSACTION TAX
285.00

CITY OF CHICAGO
PROPERTY TAX
855.00

820 / 219 / 3300000 / 15000000

THIS INDENTURE, made this 28th day of October, 1991, between FIRST CHICAGO TRUST COMPANY OF ILLINOIS, formerly known as Bank of Ravenswood, hereinafter referred to as First Chicago Trust Company of Illinois, an Illinois Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trust Company in pursuance of a trust agreement dated the 20th day of March, 1989 and known as Trust Number 78-8943, a party of the first part and American National Bank a Trust Company of Chicago as Trustee under a trust agreement dated October 13, 1991 and known as Trust No. _____ a party of the second part

Address of Grantee(s) 29 N. LaSalle Street, Chicago, IL 60604

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 94 (except the Easterly 35 Feet thereof also excepting that part taken for widening Ashland Avenue) in Oscar Charles Addition to Lane Park, said Addition being a subdivision of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian and of Lot 1 in Block 4, Lot 15 in Block 5 and Lot 14 in Block 6 in Lake View High School Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 20 aforesaid, in Cook County, Illinois.

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together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part

The terms and conditions on the reverse side hereof are hereby incorporated by reference and made a part hereof. This deed is executed by the party of the first part as Trustee as aforesaid, pursuant to direction and on the exercise of the power and authority granted to and vested in it by the terms of said deed or deeds in trust and the provisions of said Trust Agreement above mentioned, and the said party of the second part, directly to the trustee grantee named herein, and of every other power and authority therein contained. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed and attested by its ASST. Vice President and attested by its Trust Officer, the day and year first above written.

FIRST CHICAGO TRUST COMPANY OF ILLINOIS
As Trustee as Aforesaid

By: *[Signature]* ASST. VICE PRESIDENT
Attest: *[Signature]* TRUST OFFICER

MAIL TO: _____
NAME: _____
ADDRESS: _____
CITY AND STATE: _____
OR RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY
3801-11 N. Ashland Ave.
Chicago, IL
THIS DOCUMENT WAS PREPARED AND DRAFTED BY
Eva Bigl

FIRST CHICAGO
Trust Company of Illinois
1825 W. Lawrence Avenue
Chicago, IL 60640

1594377

UNOFFICIAL COPY


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 execute any subdivisions or part thereof, to execute contracts to sell or exchange, to execute grants of options to purchase, to execute contracts to sell on any term, 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 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 grants of easements or charges 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 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 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 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 the trustee in this regard.

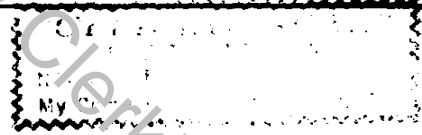
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds (a sum) from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title, 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 memorandum, the words "in trust," "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

STATE OF ILLINOIS COUNTY OF COOK	} SS.	I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Mario V. Gotanco
		Eva Higley Asst. Vice President of the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, and Trust Officer of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth.
		Given under my hand and Notarial Seal this <u>29th</u> day of <u>October</u> , 19 <u>91</u> .
		 Silvia Medina Notary Public

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 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE NOV 12 '91
 18 11157  855.00 ★



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