

91654990

DEPT-01 RECORDING \$13.50
T#4444 TRAN 8260 12/12/91 15:56:00
#2012 # D *-91-654990
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Jeff Bowles and Paul McHugh 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 Quit Claim unto FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois corporation of its successor or successors, as Trustee under a trust agreement dated June 6, 1990, known as Trust Number 25-10806, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 4 (except the west 50 feet thereof), in Henry J. Peet's Subdivision of Lot 24 in the Subdivision of Block 6 in Buena Park and the West 205 feet of Lots 18 and 21 in Iglehart's Subdivision of the West 1/2 of the southeast 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Commonly Known as 4032-4034 North Kenmore, Chicago, Illinois
Property Tax Index #: 14-17-401-043-0000

(Permanent Index No.: 14 - 17 - 401 - 043 - 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 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 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 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 paying 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 could 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 respect 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 and 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 profits 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, profits 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 benefits 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 Jeff Bowles and Paul McHugh hereunto set their hand and seal the 1st day of July 1990

91654990 (SEAL)
91654990 (SEAL)

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 12/12/91 & Cook County Ord. 95104 Par. 1
Date 12/12/91 Sign. Jeff Bowles

FIRST CHICAGO Trust Company of Illinois
BOX 55

ADDRESS OF PROPERTY:
4032-34 North Kenmore Avenue
Chicago, Illinois 60613
THIS DOCUMENT WAS PREPARED AND DRAFTED BY:
Jeff Bowles
847 North Milwaukee #1
Chicago, Illinois 60622

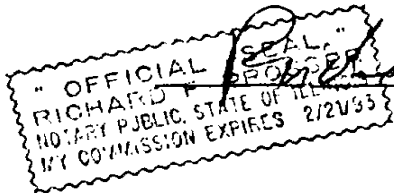
1350 R

UNOFFICIAL COPY

State of Illinois
County of Cook 158

I, Richard Prosser a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Jeff Bowles + Paul Aclyugh

personally known to me to be the same person S whose name S 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 set forth, including the release and waiver of the rights of his/her/their
Given under my hand and notarial seal this 1st day of July 1990



Richard Prosser
Notary Public

Property of Jeff Bowles
847 N. Milwaukee #1
Chicago, IL 60622
Cook County Clerk's Office

A STATE OF ILLINOIS (OPTIONAL FORM NO. 1) MAY 1989



202