

92566901

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

Eva Higi, a never married person

of the County of DuPage 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, Conveys and Quit Claims unto FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois corporation of, 1825 W. Lawrence Avenue

its successor or successors, as Trustee under a trust agreement dated

July 15 19 92, known as Trust Number RV-011684, the following

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

Lot Thirty-Eight (38) in Fred Grossmann's Subdivision of Lots 2 and 3, in the Subdivision of part of Lot 3 and 4, in School Trustee's Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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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 perpetuity 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 such leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of 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 to make leases in 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, 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 thereto 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 principal, 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 memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the laws of the State in such case as aforesaid.

And the said grantor hereby expressly waives, releases and releases any and all right or benefit under and by virtue of any and all letters 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 her hand and seal this 30th day of July 19 92.

(SEAL)

Eva Higi

(SEAL)

(SEAL)

(SEAL)

DEPT 01 RECORDING

\$25.50



1825 W. Lawrence Avenue

Chicago, IL 60640

RECORDER'S OFFICE BOX NO 55

ADDRESS OF PROPERTY

5649 South Perry

Chicago, IL

TRUST TRAN 3303 07/31/92 15158100 \$1937 & A # 92-566901 COOK COUNTY RECORDER

THIS DOCUMENT WAS PREPARED AND DRAFTED BY

Eva Higi

1825 W. Lawrence Avenue

Chicago, IL 60640

Handwritten initials and numbers: 2550, 2350

Vertical text on the left margin: First American Title Order # C51000 3093

Vertical text on the right margin: I HEREBY DECLARE THAT THE ATTORNEY FEED REFERRED TO IN THIS ACTION... OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

State of Illinois } ss.
County of Cook

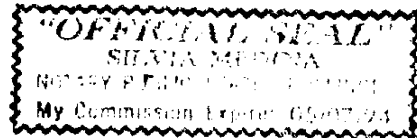
I, Silvia Medina a Notary Public in and for said County, in
the state aforesaid, do hereby certify that

Eva Higi, a never married person

personally known to me to be the same person whose name is subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that she
signed, sealed and delivered the said instrument as her 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 notarial seal this 30th day of July 19 92

Silvia Medina

Notary Public



Property of Cook County Clerk's Office

92566901

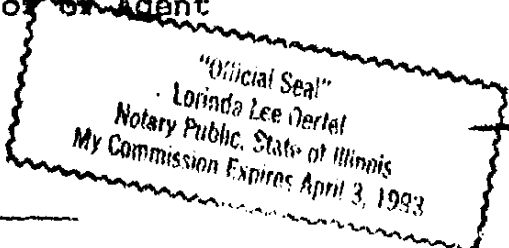
9 2 5 6 3 9 0 1
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

① Dated 1/17, 1992 Signature: [Signature]
Grantor or Agent

② Subscribed and sworn to before me by the said [Signature] this 20th day of July, 1992.
Notary Public [Signature]

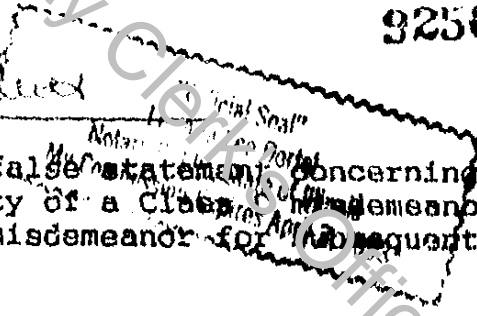


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/17, 1992 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 21st day of July, 1992.
Notary Public [Signature]

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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, to exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)