

THE GRANTOR:

RUBY BYAS, a widow not remarried

of 10332 Ewing Avenue, Chicago IL 60617 (in Cook County), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEY AND WARRANT TO:

Eleanor Crabtree of 1526 W. Comstock Drive, Chandler AZ 95224; Ruby Georgeanna Nannini of 21335 Kildare Avenue Matteson IL 60443; and Sylvia Niksic 1100 5th Avenue Redwood City CA 94063

DEPT-11 RECORD-1 \$25.30
T#44444 TRAM 6032 08/31/92 11:01:00
#1575 # 92-642939
COOK COUNTY RECORDER

92642939

As Co-Trustees under the provisions of the "Ruby Byas Trust Agreement" dated August 19, 1992 and known as Trust Number 5311 ("said Trustee") as amended if amended and unto every successor in Trust under said Trust Agreement, the following real estate in Cook County, Illinois:

(LEGAL DESCRIPTION ON REVERSE SIDE HEREOF)

PERMANENT INDEX NUMBER: 26-08-314-003 & 26-08-314-004
PROPERTY ADDRESS: 10337 Ewing Avenue, Chicago IL 60617

To have and to hold the said property 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, in possession or reversion, by leases to commence in the present or in the future, and 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 leases 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 any or no consideration; to grant easements or charges of any kind; to release, convey, or assign any right title or interest in or about or easement appurtenant to said premises or 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 the 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 the said 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 binding upon all beneficiaries hereunder; (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) if the conveyance is made to a successor or successors in trust, that such successor(s) in trust have been properly appointed and are full vested with all the title, rights, powers, authorities, duties, and obligations of his, her, or their predecessor(s) 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 lease of said real estate, and such interest is personal property; and no beneficiary hereunder holds any personal 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 real estate 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.

Subject to conditions, covenants, obligations, easements, restrictions, rights of way, and permitted exceptions of record, hereby releasing and waiving all rights under and by the Homestead Exemption Laws of the State of Illinois, to have and to hold said Property in Trust.

DATED this August 19, 1992.

Ruby Byas (seal)
Ruby Byas

STATE OF ILLINOIS, COUNTY OF COOK)ss
The undersigned Notary Public in and for said County and State does certify that Ruby Byas, 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 this instrument was signed, sealed and delivered as a voluntary and free act for the uses set forth herein, including the release and waiver of the Right of Homestead.

Given under my hand and notarial seal this August 19, 1992.

David R Barr
Notary Public

OFFICIAL SEAL
DAVID R. BARR
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 29, 1993

This document prepared by David R. Barr, Attorney, 21322 Kildare, Matteson IL 60443 (708) 748-6100

Preparer did not examine abstract of title or insure title.

MAIL TO:
DAVID R. BARR, Attorney
21322 Kildare Ave.
Matteson IL 60443

SEND SUBSEQUENT TAX BILLS TO:
Ruby Byas
10332 Ewing Avenue
Chicago IL 60617

2550

92642939
Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act. Dated August 19, 1992.

UNOFFICIAL COPY

Lot 45 and Lot 46 in Block Fourteen in Ironworker's Addition to South Chicago, being a Subdivision of the South Fractional Half of Fractional Section 8, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois

10307 Ewing Avenue, Chicago IL 60617

P.I.N. 26-08-314-003

8 26-08-314-004

Property of Cook County Clerk's Office

6-67-956

UNOFFICIAL COPY

STATEMENT BY GRANOR AND GRANTEE

9 2 0 4 2 9 3 9

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.

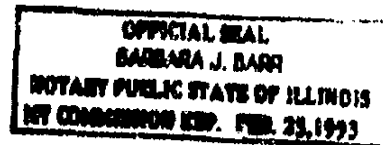
Dated August 19, 19 92 Signature: _____

David R. Barr
Grantor or Agent

Subscribed and sworn to before me by the said David R. Barr

this 19 day of August, 19 92.

Notary Public Barbara J. Barr



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 acquire 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.

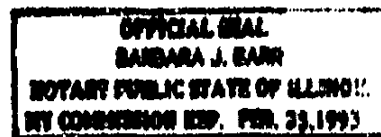
Dated August 19, 1992 Signature: _____

David R. Barr
Grantee or Agent

Subscribed and sworn to before me by the said David R. Barr

this 19 day of August, 19 92.

Notary Public Barbara J. Barr



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C 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, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

926429.9

UNOFFICIAL COPY

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION
CHICAGO, ILLINOIS 60612

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION
CHICAGO, ILLINOIS 60612

Property of Cook County Clerk's Office