

WARRANTY

DEPT-11

T#0888

TRAN 7506 12/29/92 13:45:00

#7479

COOK COUNTY RECORDER

\$25.50

92978844

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **MILDRED R. ROSENBLUM**, divorced and not remarried, 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-claims unto **MILLIE ROSENBLUM** n/ka **MILDRED R. ROSENBLUM**, not personally, but as Trustee under a Trust agreement dated **20th** day of **July** 19 **92**, known as **MILLIE ROSENBLUM REVOCABLE TRUST**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

LOT 14 IN BLOCK 7 IN A SUBDIVISION OF BLOCK 13 IN SHEPFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Grantee and Property Address: **2132 North Magnolia Chicago, Illinois 60614**

(Permanent Index No.: 1 4 - 3 2 - 1 2 8 - 0 4 9 - 0 0 0 0)

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 fee, in 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 fixing the amount of present or future rentals, to execute grants of easements or charges of any kind or 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 in 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 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 memorial, the words "in trust," or "upon condition," or "with limitation," 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 benefit under and by virtue of any and all statutes in 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 28th day of December 19 92.

This space for affixing Riders and Revenue Stamps

*Section 32
and subject to 201.264 Chicago Ordinance
April 1992*

92978844

12/28/92

COOK COUNTY RECORDER
#7479 # *92-978844
TRAN 7506 12/29/92 13:45:00
DEPT-11

Mildred R. Rosenblum (SEAL)
Mildred R. Rosenblum (SEAL)

ADDRESS OF PROPERTY:

THIS DOCUMENT WAS PREPARED AND DRAFTED BY:
Mark R. Ordover & Associates
435 North LaSalle Street #304
Chicago, Illinois 60610



Document Number

92978844

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UNOFFICIAL COPY

Mark Ordowner

State of Illinois
County of Cook

~~Georgette Phillips~~

Notary Public in and for said County, in

the state aforesaid, do hereby certify that Mildred R. Rosenbloom, divorced and not remarried

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 28th day of December 1992

Mark Ordowner
Notary Public

" OFFICIAL SEAL "
MARK ORDOWNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/14/93

Property of Cook County Clerk's Office

5297884A

UNOFFICIAL COPY

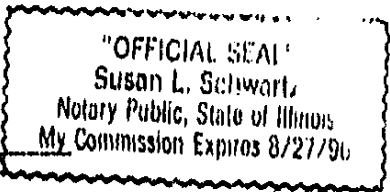
9 2 9 7 8 8 1 4

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.

Dated 12/29, 1992 Signature: [Signature]
Grantor or Agent

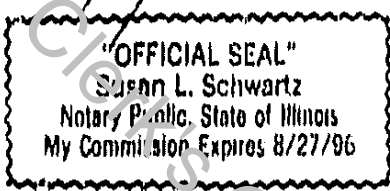
Subscribed and sworn to before me by the said
this 29th day of December,
1992.
Notary Public Susan L. Schwartz



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 _____, 19____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said
this 29th day of December,
1992.
Notary Public Susan L. Schwartz



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.)

92978814