

THE GRANTOR, Ruth H. Hartley of the County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto

Ruth H. Hartley, as Trustee under Ruth H. Hartley Revocable Trust dated February 17, 1995
105 North Western Avenue
Park Ridge, Illinois 60068

(herein referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots Forty One (41) and Forty Two (42) in Block Eight (8) in Brown's Addition to Park Ridge, a Subdivision of Lots 13, 14 and 15 in Assessor's Division of the Southwest Quarter of Section 26, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number: 09-26-316-049

Address of Real Estate: 105 North Western Avenue, Park Ridge, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the use 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, to pledge, or otherwise to 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases 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 other real or personal property; 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 said 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 this 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 and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver 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.

DEPT-01 RECORDING \$25.50
740083 TRAM 5301 04/25/95 11:02:00
#0004 DEPT-01-95-270660
COOK COUNTY RECORDER

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 9604



4/7/95 Date
Lorraine W. [Signature]
Buyer, Seller or Representative

09904256
95270660

Office

UNOFFICIAL COPY

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 other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any 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.

And the said grantors hereby expressly waive and release any and all right or benefit 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 aforesaid has hereunto set her hand and seal this 2nd day of March, 1995.

Ruth H. Hartley
Ruth H. Hartley

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in the State aforesaid, DO HEREBY CERTIFY that Ruth H. Hartley, 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 foregoing 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 official seal, this 2nd day of March, 1995.

Adrienne A. Uhl
Notary Public

My commission expires

"OFFICIAL SEAL"
ADRIENNE A. UHL
Notary Public, State of Illinois
My Commission Expires March 20, 1999

This instrument was prepared by Gregory S. Gann of Shaheen, Callahan and Orr, P.C., Attorneys at Law, 20 North Wacker Drive, Suite 2900, Chicago, IL 60606

Mail to:

Gregory S. Gann
Shaheen, Lundberg, Callahan and Orr
20 No. Wacker Drive, Suite 2900
Chicago, IL 60606

Send Subsequent Tax Bills To:

Ruth H. Hartley
105 North Western Avenue
Park Ridge, Illinois 60068

95270660



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

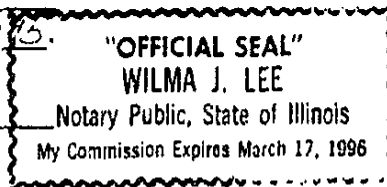
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 24, 1995

Signature: Adrienne LHL, Agent
Grantor or Agent

SUBSCRIBED and SWORN to before me by
the said ADRIENNE LHL
this 24th day of April, 1995.

Wilma J. Lee
Notary Public



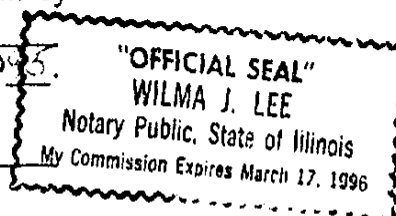
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: April 24, 1995

Signature: Adrienne LHL, Agent
Grantee or Agent

SUBSCRIBED and SWORN to before me by
the said ADRIENNE LHL
this 24th day of April, 1995.

Wilma J. Lee
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identify 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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