

# UNOFFICIAL COPY

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 COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**This Indenture Witnesseth, That the Grantor** Raymond W. Keller  
 a widower

of the County of Cook and the State of Illinois for and in consideration of  
**Ten Dollars and no/100 (\$10.00)**

and other good and valuable consideration in hand paid, Convey S and WarrantS unto **LaSalle National Trust, N.A.**, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 8th day of October 19 96 known as Trust Number 120489 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 32 IN BLOCK 80 IN THE NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Prepared By: John J. Morrison, 135 S. LaSalle Street, Chicago, IL 60603  
 Property Address: 4233 N. Spaulding, Chicago, Illinois 60618  
 Permanent Real Estate Index No. 13-14-414-008-0000 Vol. 337

(SEAL)

(SEAL)

Raymond W. Keller  
*Raymond W. Keller*



(SEAL)

(SEAL)

October 19 96

In Witness Whereof, the grantor, aforesaid, has hereunto set his hand and seal this 8th day

And the said grantor hereby expressly waives and releases 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.

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 cases made and provided.

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 right, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 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, 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 thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument, and (d) if the conveyance is made to a successor of 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.

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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, to 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, 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.

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth:

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State of Illinois

County of Cook

**S.S.**

John J. Morrison

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Notary Public in and for said County, in the State aforesaid, do hereby certify that

Raymond W. Keller

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

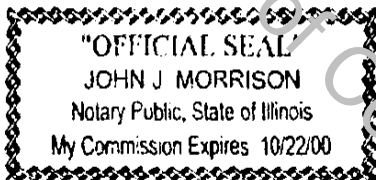
signed, sealed and delivered the said instrument as his free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 5th day of October A.D. 19 96

*John J. Morrison*

Notary Public.



Box 350

**Deed In Trust**  
Warranty Deed

Address of Property

4233 N. Spaulding

Chicago, Illinois 60618

To  
**LaSalle National Trust, N.A.**  
Trustee

**LaSalle National Trust, N.A.**  
135 South LaSalle Street  
Chicago, Illinois 60674-9135

1996/2003

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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 10-30, 1996

Signature: *John J. Morrison*

Grantor or Agent

Subscribed and sworn to before me by the said John J. Morrison this 30 day of October, 1996.

Notary Public *Patricia M. Cahill*

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PATRICIA M CAHILL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. DEC. 16, 1998

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 10-30, 1996

Signature: *John J. Morrison*

Grantee or Agent

Subscribed and sworn to before me by the said John J. Morrison this 30 day of October, 1996.

Notary Public *Patricia M. Cahill*

OFFICIAL SEAL  
PATRICIA M CAHILL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. DEC. 16, 1998

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.)

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