

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, 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 all the time of the delivery thereof the trust created by this instrument 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 instrument 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, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successor in trust that such successor or successor in trust have been properly appointed and duly vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee in this regard.

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 successor in trust and to grant to such successor or successor in trust all 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 199 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 assessment 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 all the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Lot 11 in Block 2 in the subdivision of the North part of Block 10 in Austin's Second Addition to Aushville, a Subdivision of the West 1/2 of the South East 1/4 and the West 1/2 of the North East 1/4 except the East 16 Acres in the North 1/2 of the West 1/2 of the North East 1/4 and the Railroad Right of Way, of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

FIRSTBANK OF ILLINOIS, successor to AVENUE BANK AND TRUST COMPANY OF OAK PARK, a corporation of Illinois, as Trustee under trust agreement dated November 14, 1978 known as Trust Number 2120, the following described real estate in the County of Cook and State of Illinois, to-wit:

Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid, convey and Warrant unto _____ of the County of Cook, Illinois and the State of Illinois for and in consideration of _____

This Indenture Witnesseth, That the Grantors, CHAYKA RUGGIERO, and ANTHONY RUGGIERO, her husband,

Exempt under Chapter 35 Illinois Compiled Statutes §305/4(e) Dated March 31, 1997. Kay S. Poplett, Attorney

7653439, JLN, D1

THE ABOVE SPACE FOR RECORDERS USE ONLY
DEPT-01 RECORDING 125.00
140012 TRAN 4640 04/10/97 12:55:00
4722 CG *97-250748
COOK COUNTY RECORDER

97250748

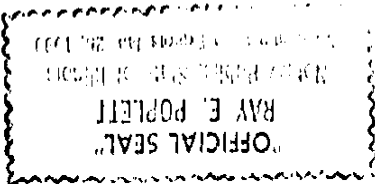
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BOX 333-CT1

Prepared by: Ray E. Popelli, Attorney
221 N. LaSalle St. (#2017)
Chicago, IL 60601

Permanent Real Estate Index No.: 18-08-400-008
Property Address: 315 N. Austin Blvd., Chicago



Notary Public.

Given under my hand and notary seal this _____ day of March, A.D. 19 97
for the uses and purposes therein set forth, including the release and waiver of the right of homestead,
they _____ signed, sealed and delivered the said instrument as their _____
subscribed to the foregoing instrument appeared before me this day in person and acknowledged that
personally known to me to be the same person as _____ whose name _____

Notary Public in and for said County, in the State aforesaid, do hereby certify that CHATKA
RUGGIERO and ANTHONY RUGGIERO, her husband,

State of ILLINOIS
County of COOK
s.s. I, RAY E. POPELLI,

Anthony Ruggiero

SEAL

Ray E. Popelli

SEAL

of _____ March, 19 97
In Witness Whereof, the grantor, aforesaid, hereunto set their _____ hands, and seals, _____ day _____

And the said grantor, hereby expressly waives, 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.
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 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.

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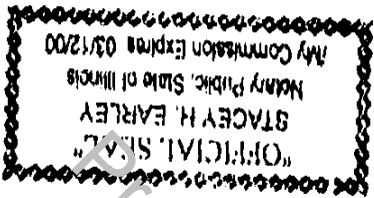
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(Attached to deed or ABl to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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.

NOTE:

97250748



Signature of Notary Public
Stacey H. Earley

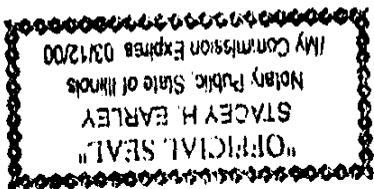
SUBSCRIBED and SWORN to before me by the said RAY E. POPPETT this March 31, 1997.

Dated March 31, 1997

Signature:

Signature of Grantor

The grantee or its agent affirm that, to the best of its knowledge, the name of the grantor 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 partner, or other entity 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.



Signature of Notary Public
Stacey H. Earley

SUBSCRIBED and SWORN to before me by the said RAY E. POPPETT, this March 31, 1997.

Dated March 31, 1997

Signature:

Signature of Grantor

The grantors or their agent affirm that, to the best of their 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.