

98014184 7711728 CIECHANA

DATED: February 17, 1998

GUARDIAN'S DEED

PATRICK T. MURPHY, Public Guardian of Cook County and Guardian of Lillian Kraus as Grantor, and Citizens Bank & Trust Co. as Grantee, as Trustee under Trust of Gregory, dated 10/19/96 3302 S Oak Park Ave Berwyn Ill 60404

WHEREAS, heretofore proceedings were instituted in the Probate Court of Cook County, Illinois, on behalf of Lillian Kraus a Disabled Person, above named Grantor as duly appointed Guardian of the estate and person of said disabled person; and

WHEREAS, thereafter in said cause, an order was entered on February 6, 1998, directing Grantor, as Guardian to sell the real estate hereinafter described, and the Court approved and confirmed said sale;

NOW THEREFORE, the Grantor, as Guardian, in consideration of the sum of EIGHTY-TWO THOUSAND (\$82,000.00) Dollars, the receipt of which is hereby acknowledged does hereby grant, sell and convey all his right, title and interest to Citizens Bank & Trust Co. as in the following described real estate: Trustee under Trust of Gregory dated 10/19/96

Lot 344 in Berwyn Gardens, A Subdivision, in the South 1/2 of the South West 1/4 in Section 19, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Subject only to general real estate taxes not due and payable at the time of closing and restrictions of record. Herby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Commonly known as 2114 South Wenonah, Berwyn, Illinois  
Permanent Index No. 16-19-326-017-0000

situated in the City of Berwyn, County of Cook, Illinois.

STATE OF ILLINOIS  
REVENUE DEPARTMENT  
STAMP OF REVENUE  
82.00

Cook County  
REAL TRANSACTION TAX  
REVENUE  
STAMP 1182.00  
11426  
\$1.00


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1	THE CITY OF	REAL ESTATE
2	BEEWYN, IL	TRANSFER TAX
3		
4		
5	EB 17 98	820.00
6	P9.1062	



IN WITNESS WHEREOF, the said Grantor, as Guardian of has hereunto set his hand this 17th day of February, 1998.

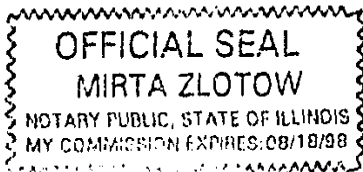
*[Handwritten Signature]*

PATRICK T. MURPHY, Cook County Public Guardian and Plenary Guardian of the Estate and Person of LILLIAN KRAUS, A Disabled Person

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Mirta Zlotow, hereby certify that PATRICK T. MURPHY, Public Guardian of Cook County, and Guardian of the Estate and Person of Lillian Kraus, 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 the signed, sealed and delivered said instrument as his free and voluntary act and deed as such Guardian for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of February, 1998.



*[Handwritten Signature]*  
NOTARY PUBLIC FOR COOK COUNTY

COMMISSION EXPIRES: 8/18/98

This instrument was prepared by Marit Rasmussen, 28 N. Clark Street, Chicago, IL 60602

MAIL TO: Robert J. Lovers  
6536 W. Cermak  
Chicago, IL 60642

BOX 300-071

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, 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, or 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 praesenti or 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 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 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 exsistent 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 obligated 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 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 us, his or their predecessor 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 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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