

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor John E. Ruyak and Joan F. Ruyak, his wife

of the County of Cook and the State of Illinois for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto AVENUE BANK & TRUST COMPANY OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 1st day of June 1988 known as Trust Number 5100, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot One Hundred Eight-Nine (189) in H. Roy Berry Co's Park Ridge Terrace No. 1, being a Subdivision of part of Section Two (2), Town Forty (40) North, Range Twelve (12), East of the Third Principal Meridian.

3717055

Subject to:

General taxes for 1987-88 and subsequent years, special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; private easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any

Permanent Real Estate Index No. 12-02-213-010

c/k/a 1117 S. Fairview Park Ridge, IL

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.

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, 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 a 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 the whole or any part of the reversion and to contract respecting the manner or 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 compiled 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 it, 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.

This document prepared by: Joseph M. O'Callaghan, 230 West Monroe Street; Chicago, Illinois 60606



3717055

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 0682



Cook County
REAL ESTATE TRANSFER TAX
111
7055
111

260160

UNOFFICIAL COPY

1288865
IN DUPLICATE NCS

3717055

Filed in Trust
917055

Age of Grantor
ADDRESS OF PROPERTY

1417 S. Fairview
Park Ridge, Illinois

MAIL TO:

AVENUE BANK & TRUST COMPANY
OF OAK PARK

104 W. Oak Park Avenue
Oak Park, Illinois 60301

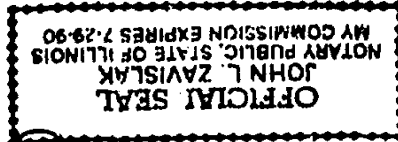
Sig. Card

3717055

MID AMERICA TITLE COMPANY
123 W. Madison Street
Chicago, Illinois 60602

3/1/610

Form 8811 Prescribed Form 11-15-60, Government



Notary Public, John L. Zavislak
17 day of June A.D. 19 88

GIVEN under my hand and notary seal this
including the release and waiver of the right of homestead,
as their free and voluntary act, for the uses and purposes therein set forth,
acknowledged that they signed, sealed and delivered the said instrument
subscribed to the foregoing instrument, appeared before me this day in person and
personally known to me to be the same person whose name is are

a Notary Public in and for said County, in the State aforesaid, do hereby certify
that John E. Ruyak and Joan F. Ruyak, his wife

STATE OF Illinois
COUNTY OF Cook
SS. The undersigned

(SEAL) John E. Ruyak
(SEAL) Joan F. Ruyak

seals this 17 day of June 19 88.
In Witness Whereof, the grantors aforesaid have hereunto set their hands and
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.