

3722440 TTI CH 242148 1du

This Indenture is made this 8th day of June 1988 between CHRISTINA M. CARR, Divorced and not remarried, and GLORIA L. RANKINS, Divorced and not remarried, as to an undivided 2/3 interest as Joint Tenants & GLORIA L. RANKINS, Divorced and not remarried, as to an undivided 1/3 interest, as Tenants in Common,

UNOFFICIAL COPY

of the County of Cook and State of Illinois for and in consideration

AM

TEN and No/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO CITY BANK

AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 10th

day of June 19 65, known as Trust Number 7482, the following described

real estate in the County of Cook and State of Illinois, to-wit:

LOT 80 IN E. A. CUMMINGS AND COMPANY'S ADDITION TO MORGAN PARK BEING A RESUBDIVISION OF ALL BLOCKS 1 TO 8 BOTH INCLUSIVE IN WEAUF'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to Building, building line and use or occupancy restrictions, conditions or covenants of record, general taxes for 1987 and subsequent years and zoning and building laws or ordinances.

Permanent Real Estate Index Number: 25-17-318-025

Sm

Address of Real Estate: 1414 W. 109th Place, Chicago, Illinois 60643

3722440

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, 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 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 lease, 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 thereafter.

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, and (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 its, 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 dispositions 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.

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 case made and provided.

And the said grantor 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 S aforesaid have hereunto set their hand S and seal S this 8th day of July 19 88.

Christina M. Carr (SEAL)

Gloria L. Rankins (SEAL)

CHRISTINA M. CARR
Divorced and not Remarried (SEAL)

GLORIA L. RANKINS
Divorced and not Remarried (SEAL)

Instrument was prepared by ELLIOTT D. ROSEN, 100 N. LaSalle St., Chicago, IL 60602

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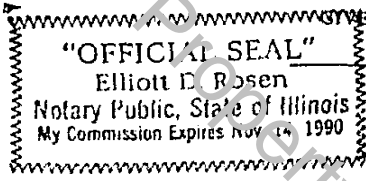
STATE OF ILLINOIS
COUNTY OF COOK

SS.

I, Elliott D. Rosen

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
CHRISTINA M. CARR, Divorced and not Remarried and
GLORIA L. RANKINS, Divorced and not Remarried, are

personally known to me to be the same person s whose name s are subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered the said instrument as their 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 notarial seal this 8th day of July, A.D. 1998
Elliott D. Rosen
Notary Public

6 4 7 6 5 9
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 11 '88
P.S. 11430
14.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 11 '88
P.S. 11430
210.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE JUL 11 '88
P.S. 10761
14.00

JUL 11 1998
RECORDED
INDEXED

1329400
DUPLICATE

0722440

COOK COUNTY NO. 016
722440
Age of Grantee Legal
Address Trustees Trust
Wife _____
Submitted by _____
Additional _____
Defendant Chicago Title Insurance
FOR THE TRUSTEE
CHICAGO TITLE INSURANCE COMPANY
FOR THE TRUSTEE
CHICAGO TITLE INSURANCE COMPANY
Sig. _____
Floor

BOX 978

TRUST NO. _____

Deed in Trust
WARRANTY DEED

TO
CHICAGO CITY BANK AND
TRUST COMPANY
TRUSTEE

mail 20 + Address of
Chicago City Bank
815 W. 63rd Street
Chicago, Ill 60621