

THIS INDENTURE WITNESSETH, That the Grantor  
 Eva Higi, a single person, never married  
 of the County of Cook and State of Illinois for and in consideration  
 of TEN AND NO/100-----(\$10.00)----- dollars, and other good  
 and valuable considerations in hand paid, Convey a and Quit Claims unto  
 BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago,  
 Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of  
 June 20 19 88, known as Trust Number 25-9348, the  
 following described real estate in the County of Cook and State of Illinois, to-wit:

Lot twenty three (except the North Twelve (12) feet and except the  
 South Five (5) feet thereof) in Block Fourteen (14), in Montrose in  
 the Northwest Quarter (¼) of Section 15, Town 40 North, Range 13,  
 East of the Third Principal Meridian, in Cook County, Illinois.

(Permanent Index No.: 13-15-109-003)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.  
 Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof, to dedicate, park, streets, highways or  
 alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or to execute grants of options to purchase, to execute contracts to sell on  
 any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a mortgagee or successor in trust and to grant to such suc-  
 cessor or successors in trust all of the title, estate, power and authority vested in the trustee to donate, to devise, to distribute, to mortgage, or otherwise dispose of the real  
 estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or  
 future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time  
 and to execute amendments, changes or modifications of leases and the trusts and provisions thereof at any time or times hereafter, to execute contracts to make leases  
 and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts to make leases  
 in whole or in part of the amount of present or future rentals, to execute grants of easements or changes of any kind, to release, convey or assign any right, title or interest  
 in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for  
 such other consideration as it would be lawful for any person owning the real estate to deal with it, whether similar to or different from the ways above  
 specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate or to whom the real estate or any part thereof shall be conveyed, contracted to be  
 sold, leased or mortgaged by the trustee, be obliged to see to the application of the proceeds of the sale, lease or mortgage of the real estate, or be obliged or  
 obligated to inquire into any of the terms of the trust agreement and every deed, quit claim, mortgage, lease or other instrument executed by the trustee in relation to  
 the 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 existed herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c)  
 that the trustee was duly authorized and empowered to execute and deliver every such deed, quit claim, lease, mortgage or other instrument and (d) if the conveyance  
 it made in a mortgage or successor in trust, that such mortgage or successor 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 beneficiary under the trust agreement and of all persons claiming under it or any of them shall be only in the possession, earnings, and the  
 assets and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no bene-  
 ficiary shall have any title or interest, legal or equitable, in or to the real estate or any part thereof, but only an interest in the possession, earnings, assets and proceeds thereof as  
 aforesaid.

If the title to any of the above family trust or hereafter registered, the Registrar of Titles is hereby authorized and empowered 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.

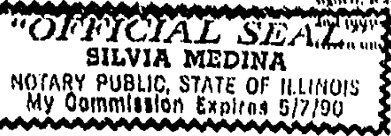
And the said grantor hereby expressly waives, releases, and conveys any and all right or benefit under and by virtue of any and all statutes of the  
 State of Illinois, providing for the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof, the grantor hereunto set her hand and seal this 18th day of July 1988.

*Eva Higi* (SEAL) \_\_\_\_\_ (SEAL)  
 Eva Higi  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois }  
 County of Cook } ss. I, the undersigned, a Notary Public in and for said County, in  
 the state aforesaid, do hereby certify that Eva Higi, a single person,  
 never married

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 she who  
 signed, sealed and delivered the said instrument as her free and voluntary act, for the uses  
 and purposes therein set forth, including the release and waiver of the right of homestead,  
 in and to my hand and notarial seal this 8th day of August 1988.



*Silvia Medina*  
 Notary Public

Exempt under Real Estate Transfer Tax Act Sec. 4  
 Par. E & Cook County Ord. 95184 Par. E  
 Date Aug. 10, 1988  
 Signature: *[Signature]*

Supervisor & Clerk's Office  
 3730396



4651 N. Kenting, Chicago, IL 60630  
 For information only insert street address  
 of above described property.  
 THIS INSTRUMENT WAS PREPARED BY:  
 EVA HIGI  
 BANK OF RAVENSWOOD  
 1825 WEST LAWRENCE AVE.  
 CHICAGO, ILLINOIS 60640

UNOFFICIAL COPY

3/22/21  
7023/21

3730396  
3730396

DUPLICATE

3730396

3730396

Property of Cook County Clerk's Office

Age of Certificate \_\_\_\_\_  
 Address \_\_\_\_\_  
 Husband \_\_\_\_\_  
 Wife \_\_\_\_\_  
 Submitted by \_\_\_\_\_  
 Address \_\_\_\_\_  
 Delivered New certiff. to \_\_\_\_\_  
 Forwarded to \_\_\_\_\_  
 Signed \_\_\_\_\_ Kelly

McCoy, Morris + Rubin  
27 E. PAVANE SUITE 1200  
CHICAGO IL 60603