

37-2599

QUIT CLAIM

The above copy is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor YVONNE DIXON, divorced and not since remarried

of the County of COOK and State of ILLINOIS for and in consideration of Ten Dollars (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey 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 November 1, 1988, known as Trust Number 25-9689, the following described real estate in the County of COOK and State of Illinois, to-wit:

(LOT SIXTEEN---(16) 107 SEVENTEEN---(17) IN WATSON AND BARTLETT'S SUBDIVISION OF BLOCK EIGHT (8) IN THE CIRCUIT COURT PARTITION OF THE EAST QUARTER (4) OF THE SOUTH EAST QUARTER (4) OF SECTION 25 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 7840 S. Yates Blvd Chicago, Illinois 60649

(Permanent Index No.: 20-25-430-032)

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 resubdivide the real estate in any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or parts thereof; to execute contracts in full or exchange, or execute grant and option to purchase, or a series of contracts to sell on any terms, to convey either with or without consideration, to mortgage the real estate or any part thereof in a separate or purchase money mortgage and to grant to such mortgage or mortgages in any or all of the title, estate, powers and authorities set out in the trustee to devote, to dedicate, to mortgage, to otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in portions or in whole, by lease or otherwise in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of any such lease or leases and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and option to renew leases and options to purchase the whole or any part of the premises and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants, assignments or sales of any part of the premises and to execute contracts respecting the same in or about or pursuant to application to the real estate or any part thereof, and to deal with the real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to 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 any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of any 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 instrument, lease, mortgage, or other instrument, and that at the time of the delivery thereof the trustee executed hereon and in the trust agreement in any or all instances thereof and hereon upon all beneficiaries, (i) that the trustee was duly authorized and empowered to execute and deliver every such deed, mortgage, lease, mortgage or other instrument, and (ii) if the conveyance, powers, authorities, duties and obligations of its, his or their predecessor in trust, shall be only in the possession, earnings, and the avails or proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest shall be hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the proceeds, 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 notified that this instrument is to be registered 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 has hereby expressly waived, released and released any and all right or claim she may have and be able to have of any and all statute of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor expressed her consent hereunto on this 11th day of November 1988

Yvonne Dixon (SEAL) Paula Faye Fikes (SEAL)
Yvonne Dixon (SEAL) Paula Faye Fikes (SEAL)

Notary Public in and for said County, in the State of Illinois, do hereby certify that Yvonne Dixon, divorced and not since remarried

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 signed, executed 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. (When under my hand and notarial seal this 11th day of November 1988)

Paula Faye Fikes Notary Public Cook County, Illinois My Commission Expires May 1, 1991

Handwritten notes and signatures on the right margin.

37-2599

DEVIN S. REYNOLDS, LTD. 4081 Old Orchard Road Skokie, Illinois 60076 678-5580 87-212

For information only please direct address of above described premises. 7840 S. Yates Blvd. Chicago, Illinois 60649

UNOFFICIAL COPY

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NED  
3765696

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9 JAN 10 AM '98  
REGISTRAR OF DEEDS  
COURT HOUSE  
CHICAGO, ILL. 60601

SA COU

LEVIN & ROSEN, MD  
401 OLD ORCHARD ST  
STAKE

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