

THIS INDENTURE WITNESSETH, that the Grantor SHARON K. CROWLEY, divorced and not since remarried of the County of Cook and State of Illinois for and in consideration of the sum of Ten and 00/100 (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby fully acknowledged, Convey S and Quit Claim S unto Capitol Bank and Trust, an Illinois banking corporation whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of December, 1988, and known as Trust Number 1655, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT TWO (EXCEPT THE EAST TWENTY (20) FEET THEREOF) (2) ALL OF LOT THREE (3) THE EAST FIFTEEN (15) FEET OF LOT FOUR (4) IN BLOCK TWO (2) IN GEORGE GAUNTLETT'S FOREST DRIVE SUBDIVISION IN THE WEST HALF (1/2) OF FRACTIONAL SOUTHEAST QUARTER (1/4) NORTH OF THE INDIAN BOUNDARY LINE OF FRACTIONAL SECTION 23, TOWN 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

EXEMPT UNDER PROVISIONS OF CAPITOL BANK AND TRUST PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE 11-22-88 BY Barbara A. Jankowski, Notary Public

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and defend, add real estate or any part thereof, to dedicate, to devote, to lease, to sell, to grant, to convey, to subdivide said real estate as often as deemed, to contract to sell, to grant options to purchase, to sell on any terms, to convey with or without consideration, to convey said real estate 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 devote, to dedicate, to improve, to manage, to protect and defend, to lease, to sell, to grant, to convey, to subdivide said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend any lease 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 real estate, 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 incident appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above mentioned, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof is conveyed, contracted to be sold, leased or otherwise disposed of by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or income, borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person dealing in good faith with said Trustee, or any successor in trust, and shall not be subject to challenge or attack on the ground that the trust created by this Deed and my said Trust Agreement was in full force and effect, (b) that such conveyance or action or instrument was executed in accordance with the terms, conditions and limitations contained herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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 said Trustee or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, whether individually or as Trustee, was the successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or by or for or to their assets or otherwise may do or omit to do or about the said real estate to waive the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about or to the real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of the provisions of this Deed and the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under this Deed or any of them shall be only in the earnings, rents and proceeds arising from the sale or any other disposition of the trust property, and each interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, fee or estate, in or to said trust property as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the interest in and to said trust property being the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to issue a deed or note in the certificate of title or duplicate thereof, or memorandum, the words "in trust", or "upon condition", or "with limitations", or any of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives, releases, and assigns, 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 beneficiaries from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor Sharon K. Crowley aforesaid he S hereunto set her hand S and seal S this 22nd day of December, 1988.

Sharon K. Crowley [Seal] [Signature]

STATE OF Illinois
COUNTY OF Cook

I, Barbara A. Jankowski, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sharon K. Crowley, 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, 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.

GIVEN under my hand and Notarial Seal this 22nd day of December, 1988.
Commission expires May 2, 1992.
Barbara A. Jankowski [Signature]
NOTARY PUBLIC

MAIL TO:
TRUST DEPT.
Capitol Bank and Trust
4801 W. Fullerton
Chicago, IL 60639

Document Prepared By:

CAPITOL BANK AND TRUST OF CHICAGO
4801 W. FULLERTON
CHICAGO, ILL. 60639

* OFFICIAL SEAL *
BARBARA A. JANKOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/2/92

ADDRESS OF PROPERTY:
8237 West Addison Street

Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Home)

(Business)

APPLY "STICKERS" OR REVENUE STAMPS HERE.

DOCUMENT NUMBER

0770406

UNOFFICIAL COPY

3770406

1316601
TRUST NO. 112
NCS

3770406

DEED IN TRUST

RECEIVED
COUNTY CLERK
JAN 11 1988
PH 4:30

KEPM

COOK COUNTY CLERK
JAN 11 1988
RECEIVED
COUNTY CLERK
JAN 11 1988
PH 4:30

TRUSTEE

70
1655

GRANTOR
Gerald B. Saltzman
331 N. LaSalle St. #2300
Chicago, Illinois 60601

Property of Cook County Clerk's Office