

**QUIT CLAIM DEED  
IN TRUST  
(Illinois)**



78-70-927  
384  
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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, RUTH L. RATNY, A Never Married Person of the County of Cook and State of Illinois for and in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto the **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois whose address is 171 North Clark Street, Chicago, Illinois 60601-3294, as Trustee under the provisions of a trust agreement dated the 8th day of September, 2000, and known as Trust No. 1105820, the following described real estate in the County of Cook, and State of Illinois, to wit:

Above Space for Recorder's Use Only

3199  
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LOT 9 (EXCEPT THE WEST 6 INCHES THEREOF) IN HIGGINS AND STROTHERS' SUBDIVISION OF LOTS 3, 4, 5, 12, 13, 14 AND THE EAST 1/2 OF LOTS 6 AND 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Tax Number:** 17-09-220-017-0000  
**Address of Property:** 16 West Erie, Chicago, IL 60610

**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; 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 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 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 property, or any part thereof, for other real or personal

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UNOFFICIAL COPY

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RUTH L. RATNY  
*Ruth L. Ratny*

September, 2000

IN WITNESS WHEREOF, the grantor hereunto sets her hand this 29 day of

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

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in 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.

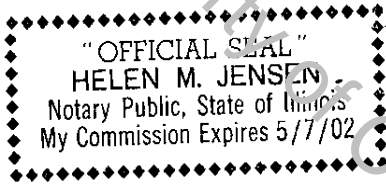
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 hereof the trust created by this instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument 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 its, his or their predecessor in trust.

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.

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that RUTH L. RATNY, A Never Married Person, 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.

Given under my hand and official seal, this 29 day of September 2000.



Helen M. Jensen  
Notary Public

**THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:**

HELEN M. JENSEN, ESQ.  
Nisen & Elliott  
200 W. Adams Street, Suite 2500  
Chicago, Illinois 60606

COOK COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 4, REAL ESTATE TRANSFER ACT

Helen M. Jensen  
Buyer, Seller or Representative

DATE: 09/29/00

**Send Subsequent Tax Bills to:**  
RUTH L. RATNY  
As Trustee  
16 West Erie  
Chicago, Illinois 60610

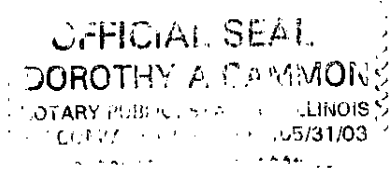
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 09/29/00, 19 \_\_\_\_\_ Signature: Helen Jensen  
Grantor or Agent

Subscribed and sworn to before me by the said Agent

this 29 day of Sept

19 2000  
[Signature]  
Notary Public



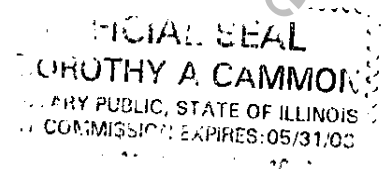
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 09/29/00, 19 \_\_\_\_\_ Signature: Helen Jensen  
Grantee or Agent

Subscribed and sworn to before me by the said Agent

this 29 day of Sept

19 2000  
[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]