

# UNOFFICIAL COPY

**Document Prepared By:**

Harold J. Hicks  
Field and Goldberg, LLC  
321 S. Plymouth Ct, #800  
Chicago, IL 60604

**After Recordation Return To:**

U.S. Bank, N.A.  
104 N. Oak Park Avenue  
Oak Park, IL 60301

**Mail Tax Bills To:**

Robert D. Watson, III  
146 East 147th Street  
Harvey, IL 60416

0021329982

3527/0394 55 001 Page 1 of 3  
2002-12-03 13:48:02  
Cook County Recorder 28.00



8032 712 DL MJK-1K

CHICAGO TITLE

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## QUIT CLAIM DEED IN TRUST

THE GRANTOR, REALTY ASSET PROPERTIES, LTD., a limited partnership created and existing under and by virtue of the laws of the State of Florida and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS unto U.S. BANK, N.A., f/k/a FIRSTAR BANK ILLINOIS, an Illinois Banking Corporation, Oak Park, Illinois, its successor or successors, as Trustees under the provisions of a certain Trust Agreement, dated the 19th day of April, 1994, and known as Trust Number 1-5251, Grantee, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

**LOT 4 IN BLOCK 30 IN MANUS MIDLOTHIAN PARK BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 17.00 FEET OF SAID LOT TAKEN FOR WIDENING OF CRAWFORD AVENUE) IN COOK COUNTY, ILLINOIS.**

**Address of Property:** Vacant Lot on Crawford at 146th Street, Midlothian, Illinois 60445

**Permanent Index Numbers:** 28-10-229-013-0000

TO HAVE AND HOLD 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 real estate 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 real estate or any part thereof to a successor or

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otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at 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 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 property, to grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to said real estate 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.

In no case shall any party dealing with the Trustee in relation to said real estate, or to whom said 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 said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement: and every deed, trust deed, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition the neither Firstar Bank Illinois, individually or as Trustee, not its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgments or decree for anything it or they or its or their agents or attorney may do or omit to do in or about the said premises or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said premises, 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 premises may be entered in to by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own names, as Trustee of any 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 for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of filing for record of this deed.

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 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 arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal

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estate as such, but only an interest in the earnings, avails and proceeds arising from the sale or any 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, the intention hereof being to vest in said Firststar Bank Illinois the entire legal and equitable title in fee simple, in and to all of the real estate above described.

And said GRANTOR hereby expressly waives and releases 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, said Grantor has caused its name to be signed to these presents this 14<sup>th</sup> day of November, 2002.

**REALTY ASSET PROPERTIES, LTD.**  
A Florida limited partnership

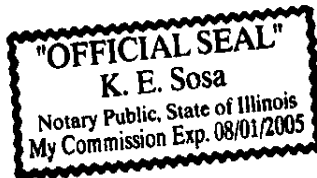
By: George G. Gundersen  
George G. Gundersen  
Its: Vice President

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that George G Gundersen, the Vice President of REALTY ASSET PROPERTIES, LTD., a Florida limited partnership 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 he/she signed, sealed and delivered the said instrument and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of November, 2002

Commission expires \_\_\_\_\_  
K. E. Sosa  
NOTARY PUBLIC



STATE OF ILLINOIS	
STATE TAX	DEC. - 2.02
REAL ESTATE TRANSFER TAX	DEPARTMENT OF REVENUE
# 000041450	REAL ESTATE TRANSFER TAX
	0001250
	FP 102808

505659

COOK COUNTY	
COUNTY TAX	DEC. - 2.02
REAL ESTATE TRANSACTION TAX	
# 000041576	REAL ESTATE TRANSFER TAX
	0000625
	FP 102802

REVENUE STAMP

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