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QUIT CLAIM
DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1993 DEC 10 PM 2:28

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Form 159 (Rev. 10/92)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

FRANCES TEITELBAUM, a widow,

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 and Quit Claim unto the CHICAGO TITLE AND 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 5th day of November 1993, known as Trust Number 1098309 the following described real estate in the County of Cook and State of Illinois, to-wit:

Property of CHICAGO TITLE AND TRUST COMPANY

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

PERMANENT TAX NUMBER: 10-36-118-005-1181 VOLUME NUMBER: 503

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, improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of 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 give and 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 leaves to commence in present 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 99 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 of any lease 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 premises 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, title or interest in or about or 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.

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, part of 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, for that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (b) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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.

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 thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not 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, surrenders 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 in execution or otherwise.

In Witness Whereof the grantor hereunto set her hand and seal this 14th day of November 1993

FRANCES TEITELBAUM (Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY:
Allan R. Spector, Esq.
450 Skokie Boulevard, Suite 904
Northbrook, Illinois 60062

State of Illinois }
County of Cook } ss

ALLAN R. SPECTOR, a Notary Public in and for said County in the state aforesaid, do hereby certify that FRANCES TEITELBAUM, a widow,

personally known to me to be the same person, whose name 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.

OFFICIAL SEAL
ALLAN R. SPECTOR
Notary Public, State of Illinois
My Commission Expires 6/27/94

Given under my hand and notarial seal this 14th day of November 1993

Allan R. Spector
Notary Public

MY COMMISSION EXPIRES June 27, 1994

7033 N. KEDZIE, APT. 1211, CHICAGO, IL 60645

After recording return to
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
171 N. Clark St./Chicago, IL 60601-3294
or
Box 533 (Cook County only)

For information only in street address of above described property

This space for affixing Riders and Revenue Stamps

SALE TAX UNDER PROVISIONS OF PARAGRAPH 1
SEC. 203 OF CHICAGO TRANSACTION TAX ACT
AND
SALE TAX UNDER PROVISIONS OF PARAGRAPH 1
SEC. 203 OF CHICAGO TRANSACTION TAX ACT
DATE 11-15-93 DECLARANT

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Document Number

RECORD & RETURN TO LAND TRUST DEPT.
CHARGE CT&T CO TRUST # 1211362

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LEGAL DESCRIPTION RIDER

Unit 12-11, as shown and identified on the survey of that part of a tract of land consisting of Block 4 and 5 together with all that part of vacated North Albany Avenue lying North of the South line of Block 5 extended West, said extension also being the South line of vacated West Lunt Avenue and lying South of the North line of said Block 5 extended West, said extension also being the North line of vacated West Estes Avenue, together with all of vacated West Lunt Avenue lying East of the East line of North Kedzie Avenue and together with all of vacated West Estes Avenue lying East of the East line of North Kedzie Avenue, all in College Green Subdivision of part of the West 1/2 of the North West 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian (except that part of the above described tract described as follows:

Beginning at the North East corner of said tract: thence West along the North line of said tract 505.51 feet; thence South along a line parallel to the East line of said Tract 681.49 feet to the South line of said tract: thence East along the South line of said tract 505.49 feet to the South East corner of said tract; thence North along the East line of said tract 681.82 feet to the place of beginning) in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership by Winston Development Corporation recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 20845366,* together with an undivided .4388 percent interest in the above described premises (excepting therefrom all of the units as defined and set forth in said Declaration and Survey) In Cook County, Illinois

*As Amended by Document Number 22258367.

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STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated November 14, 1993

Signature Frances Tettelbaum
Grantor or Agent
FRANCES TETTELBAUM

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID FRANCES TETTELBAUM
THIS 14 DAY OF November
1993.

NOTARY PUBLIC

Allan R. Specter
ALLAN SPECTER
Notary Public, State of Illinois

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.

Date November 14, 1993

Signature Frances Tettelbaum
Grantee or Agent
FRANCES TETTELBAUM

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID FRANCES TETTELBAUM
THIS 14 DAY OF November
1993.

NOTARY PUBLIC

Allan R. Specter
ALLAN SPECTER
Notary Public, State of Illinois

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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.]