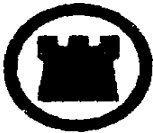


UNOFFICIAL COPY



QUIT CLAIM
DEED IN TRUST

04056052

Form 359 (Rev. 10-97)

The above space for recorder use only

THIS INDENTURE WITNESSETH, That the Grantor **Walter Dolan and Ann Dolan, husband and wife** of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and 00/100 (\$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 **December, 19 94** known as Trust Number **1100315** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

See rider attached hereto and made a part hereof

PERMANENT TAX NUMBER: 02-24-105-017-1104 VOLUME NUMBER: _____

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to 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 of any part thereof, to dedicate parks, streets, highways, alleys and to vacate any subdivision or part thereof, and to redivide 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 of any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and authorities vested in said trustee to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, of any part thereof, to lease and property of any part thereof from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease a 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 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 premises and to carry out respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, of 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 of 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 them and premises of 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 thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) 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 other instrument thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 or 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, as aforesaid, 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 of interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, as aforesaid, and proceeds thereof as aforesaid.

If the title in 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, S hereby expressly waives S and release any and all right of 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 of otherwise their S

In Witness Whereof, the grantor S aforesaid has S their S hand, seal and seal S this 1st day of December, 94 in Illinois and seal S

Walter Dolan (Seal) Ann Dolan (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Anthony P. Montegna, Esq.
4211 W. Irving Park Rd.
Chicago, IL 60641

State of Ill. Cook } ss ANTHONY P. MONTEGNA, Notary Public in and for said County, in the state aforesaid, do hereby certify that Walter Dolan and Ann Dolan, Husband & Wife

personally known to me to be the same person S whose name S they subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that their S and delivered the said instrument as their S and voluntary act for the uses and purposes therein set forth and the release and waiver of the right of homestead

OFFICIAL SEAL
ANTHONY P. MONTEGNA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-21-97

Given under my hand and notarial seal this 1st day of DECEMBER, 1994

Anthony P. Montegna
Notary Public

MY COMMISSION EXPIRES

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)

Unit 418, 945 E. Kenilworth, Palatine, Il.

For information only insert street address of above described property

BOX 333-CTI

Section 4
 Buyer, Seller or Representative
 12-1-94
 Data
 Real Estate Transfer Tax
 Property of

This space for affixing Rulers and Revenue Stamp

Document Number
04056052

UNOFFICIAL COPY

Property of Cook County Clerk's Office

04/05/2019 PM 3:22 04056052

UNOFFICIAL COPY

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 Dec. 1, 1994

Signature X [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID WALTER DeLAN
THIS 1st DAY OF DECEMBER
19 94

NOTARY PUBLIC [Handwritten Signature]
**OFFICIAL SEAL
ANTHONY P. MONTEGNA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-24-97**

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 12-1-94

Signature X [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Ann DeLAN
THIS 1 DAY OF DECEMBER
19 94

NOTARY PUBLIC [Handwritten Signature]
**OFFICIAL SEAL
ANTHONY P. MONTEGNA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-24-97**

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.]

04056052

UNOFFICIAL COPY

Exhibit "A"

PARCEL ONE:

UNIT NUMBER 410 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'); LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT CORNER OF SAID LOT 6; THENCE NORTH 1 DEGREE 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST FOR 145.00 FEET; THENCE NORTH 58 DEGREES 00 MINUTES WEST FOR 100.00 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST FOR 58.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, ALSO, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT LR 2536651, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY THE 111 EAST CHESTNUT CORPORATION, A CORPORATION OF ILLINOIS REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. LR2702050 TOGETHER WITH AN UNDIVIDED 1.05284 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL TWO:

EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS LR DOCUMENT NO. 2536651. (B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS DATED JUNE 25, 1973 AND FILED JULY 3, 1973 AS DOCUMENT NO. LR 2702046, ALL IN COOK COUNTY, ILLINOIS

04056052