



**QUIT CLAIM
DEED IN TRUST**

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THIS INDENTURE WITNESSETH, That the Grantor **ZWEIG, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100--(\$10.00)--DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS AND QUIT CLAIMS unto

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 7th DAY OF MARCH, 2001 AND KNOWN AS TRUST NUMBER 1109560**, the following described real estate in the County of Cook and State of Illinois, to wit.

The South 1/2 of Lot 9 and all of Lot 10 in Block 5 in the B. F. Jacobs Subdivision of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian (except the South 827 feet) in Cook County, Illinois.

PERMANENT TAX INDEX NO.: 20-30-219-048
ADDRESS OF REAL ESTATE: 7322 SOUTH WOOD,
CHICAGO, ILLINOIS



Doc#: 0435711018
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/22/2004 09:10 AM Pg: 1 of 3

Reserved for Recorder's Office

FIRST AMERICAN

File # 969573 KW
wfz

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 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 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 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 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, 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.

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 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

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indenture 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.

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.

And the said grantor hereby expressly waive 8 and release 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 corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 16th day of November 2004.

ZWEIG, INC.

(Name of Corporation)

Impress
Corporate Seal
Here

By SCOTT ROSENZWEIG

President

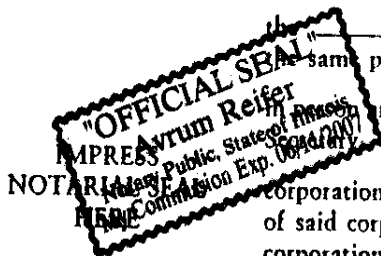
Attest: SCOTT ROSENZWEIG

Secretary

State of Illinois County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SCOTT ROSENZWEIG personally known to me to be the _____ President of the

corporation, and SCOTT ROSENZWEIG personally known to me to be

Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day



and severally acknowledged that as such _____ President and _____ they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of November 2004

Commission expires _____

NOTARY PUBLIC

This instrument was prepared by Avrum Reifer, Ltd., 3016 West Sherwin Avenue, Chicago, IL 60645
(Name and Address)

PROPERTY ADDRESS:

SEND SUBSEQUENT TAX BILLS TO:

7322 SOUTH WOOD, CHICAGO, ILLINOIS

c/o ZWEIG, INC.

(Name)

AFTER RECORDING, PLEASE MAIL TO:

1420 North Milwaukee Avenue

(Address)

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET ML09LT
CHICAGO, IL 60601-3294

Chicago, Illinois 60622

(City, State and Zip)

OR BOX NO. 333 (COOK COUNTY ONLY) Exempt under provisions of Paragraph 5, Section 31-45,

Property Tax Code

11/19 Date Buyer, Seller or Representative

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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, 2004

Signature _____

Grantor or Agent
ZWEIG, INC.

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID SCOTT ROSENZWEIG
THIS 15 DAY OF November
20 04.

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.

Date November, 2004

Signature _____

Grantee or Agent

CHICAGO TITLE LAND TRUST COMPANY,
TR. # 1109560

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID SCOTT ROSENZWEIG
THIS 15 DAY OF November
20 04.

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.

