



**QUIT CLAIM  
DEED IN TRUST**

**UNOFFICIAL COPY**

THIS INDENTURE WITNESSETH, That the Grantor

Lolita M. Fenner, A Single Woman  
1133 E. 83rd Street  
Unit 179

Chicago, IL 60619  
of the County of Cook  
and State of Illinois

For and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUITCLAIM unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 15th day of March 2005, known as Trust Number 1114138 and State of Illinois, to-wit:

~~THE WEST 38.96 FEET OF LOT 3 IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.~~

Permanent Tax Number: 20-35-321-046-0000 <sup>126</sup>

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 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, 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

Doc#: 0518718047  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 07/06/2005 02:42 PM Pg: 1 of 3



Doc#: 0908618036 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/27/2009 12:30 PM Pg: 1 of 4

Reserved for Recorder's Office

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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 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 \_\_\_\_\_ 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, the grantor \_\_\_\_\_ aforesaid has hereunto set her hand \_\_\_\_\_ and seal \_\_\_\_\_ this 15th day of March 2005

Lolita M. Fenner (Seal) \_\_\_\_\_ (Seal)
Lolita M. Fenner
\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

THIS INSTRUMENT WAS PREPARED BY:

Attorney Diane Danzy Odell
70 W. Madison, Suite 1400
Chicago, IL 60602

SEND TAX BILLS TO:

Lolita M. Fenner
1133 E. 83rd Street
# 179
Chicago, Illinois 60619

State of Illinois } ss.
County of Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Lolita M. Fenner

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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15th day of March 2005

Diane D. Odell

NOTARY PUBLIC



PROPERTY ADDRESS:

1133 East 83rd Street # 179
Chicago, IL 60619

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML04LT
CHICAGO, IL 60601-3294

Record under provisions of Paragraph 2, Section 11-111,
Chicago Transfer Tax Act.
7-6-05 Date
Diane D Odell
Notary Public, State of Illinois

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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 March 15, 2005

Signature *Lolita M. Fenner*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Lolita M. Fenner  
THIS 15th DAY OF March,  
2005

NOTARY PUBLIC *Diane D. Odell*



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 March 15, 2005

Signature *Lolita M. Fenner*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Lolita M. Fenner  
THIS 15th DAY OF March  
2005

NOTARY PUBLIC *Diane D. Odell*



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.]

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## EXHIBIT "A" CORRECTED LEGAL AND PIN

PARCEL ONE: THE WEST 44.88 FEET OF THE EAST 89.77 FEET OF LOT 24 IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTBER 3, 1990 AS DOCUMENT 90482369 IN COOK COUNTY, ILLINOIS

PARCEL TWO: EASMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN THE DECLARATION FOR WASHINGTON TERRACE, NOW KNOWN AS HERITAGE PLACE, RECORDED AS DOCUMENT 91-107744, RESTATED AS DOCUMENT 97-569129, AS AMENDED

PIN# 20-35-321-126-0000 VOL: 271

PROPERTY COMMONLY KNOWN AS  
133 EAST 83<sup>RD</sup> STREET, UNIT 179  
CHICAGO, ILLINOIS 60619

Property of Cook County Clerk's Office