

UNOFFICIAL COPY

1974 DEC 24 AM 10:47

RECORDER OF DEEDS
COOK COUNTY ILLINOIS



QUIT CLAIM
DEED IN TRUST

DEC-24-74 9 21 6 6 6 8 22947162 4 A --- Rec
22 947 162

5.00

Form 339 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Steve G. Nichols, a bachelor,
and GUST S. NICHOLS and BESSIE NICHOLS, his wife,
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 111 West Washington Street,
Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 20th
day of December 1974, known as Trust Number: 1065505 the following described real
estate in the County of Cook and State of Illinois, to-wit:

Lot 10 in Block 5 in W. F. Kaiser and Company's Arcadia Terrace, being
a Subdivision of the North 1/2 of the South East 1/4 (except the West 33
60 ± thereof) and the South East 1/4 of the South East 1/4 of Section 1,
Township 40 North, Range 13 East of the Third Principal Meridian, in
Cook County, Illinois

Commonly known as 5941 N. Talman Avenue, Chicago, Illinois.

1 Refund to Steve G. Nichols
1 1209 Jankowski Ave
Chgo IL 60672

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 create any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to convey in 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 or any part thereof, from time to time, in person, or by attorney, 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 demise the term of 99 years, and to renew or extend leases upon any terms and 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 in 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 do all 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 allowed to see to the application of any purchase money, real or money borrowed or advanced on said premises, or be obliged to see that the terms of this instrument 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 (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 this, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under this instrument 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.

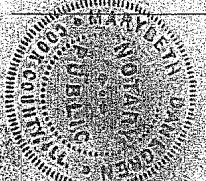
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor Steve G. Nichols, Gust S. Nichols and Bessie Nichols hereunto set their hands and seals
this 21st day of December 1974

Steve G. Nichols (Seal)
STEVE G. NICHOLS (Seal)

Gust S. Nichols (Seal)
GUST S. NICHOLS (Seal)
Bessie Nichols (Seal)
BESSIE NICHOLS (Seal)

State of Illinois ss. Marybeth Dahlgren a Notary Public in and for said County, in
County of Cook do hereby certify that STEVE G. NICHOLS, a bachelor,
and GUST S. NICHOLS and BESSIE NICHOLS, his wife,



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 21st day of December 1974

Marybeth Dahlgren
Notary Public

After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington Street, Chicago, Ill. 60602
or
Box 593 (Cook County only)

5941 N. Talman Ave., Chicago, IL 60625

For information only insert street address of above described property.

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act,
December 20th 1974
Representative

This space for affixing Rules and Revenue Stamps

Exempt under Provision E, Section 200.1-2
(CB-6) Chicago Transfer Tax Ordinance,
December 7th 1974
Representative

500

22947162

RECORDED DOCUMENT