

UNOFFICIAL COPY

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COOK COUNTY, ILLINOIS
QUIT CLAIM DEED IN TRUST FOR RECORD

Charles P. Olson
RECORDER OF DEEDS

22 313 682

22313682

MAY 4 '73 3 00 PM

Form 255T 1M 5-71 L

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor,

VALERIE ZEPPI, a Spinster

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) and no/100ths * * * * * Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the LAKE VIEW TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 21st day of March 19 73, known as Trust Number 3265 the following described real estate in the County of Cook and State of Illinois, to-wit:

5.00

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject under provisions of Paragraph E., Section 4,
Repeal State Transfer Tax Act.

4/26/73
Buyer, Seller or Representative

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 redivide said property as often as desired, to contract to sell to grant options to sell, 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 trust, 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 fee simple or for other term, for other real or personal purposes 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 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 any part of said property, or any part thereof, for other real or personal 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 deriving title 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 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, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under this indenture 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 waives, and releases, any and all rights or benefits 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 other process.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 11th day of April 1973.

Valerie Zeppi (Seal) VALERIE ZEPPI (Seal)

State of Illinois } ss. I. MARSHALL J. MOLTZ, a Notary Public in and for said County, Cook County } the state aforesaid, do hereby certify that VALERIE ZEPPI, a Spinster

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 11th day of April, 1973.



Marshall J. Moltz (Signature) Notary Public

Lake View Trust and Savings Bank
Box 4463

1216 - 1218 West Winnamac, Chicago, Illinois
For information only insert street address of above described property.

This space for affixing Sellers and Purchase Stamps

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PARCEL 1:

Lot 29 in Block 2 in Chytraus Addition to Argyle in the South West quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian;

ALSO

PARCEL 2:

Easement for the benefit of Parcel 1, as created by Grant from Combined Insurance Company of America to the National Bank of Albany Park in Chicago, as Trustee under Trust No. 112543 dated June 15,

1971 and recorded June 17, 1971 as document 21515840 as follows:

a) Easement to maintain on the following described land part of the Eastern most wall of the building located mainly on Parcel 1:

That part of Lot 28 in Block 2 in Chytraus' Addition to Argyle aforesaid lying North of North line of the South 24.95 feet of said Lot, lying South of the North line of the South 51.72 feet of said Lot, and lying West of a straight line drawn from a point in the aforesaid North line of the South 24.95 feet which is 0.07 foot East of the West line of said Lot, to a point in the aforesaid North line of said Lot which is 0.05 feet East of the West line of said Lot;

b) Easement to maintain in the following described land part of the foundation of the building located mainly on Parcel 1:

That part of Lot 28 in Block 2 in Chytraus' Addition to Argyle aforesaid lying North of the North line of the South 24.95 feet of said Lot, lying South of the North line of the South 51.72 feet of said Lot, lying West of a straight line drawn from a point in the aforesaid North line of the South 24.95 feet which is 8.07 feet East of the West line of said Lot, to a point in the aforesaid North line of the South 51.71 feet which is 8.05 feet East of the West line of said Lot, all in Cook County, Illinois.

22 313 682

END OF RECORDED DOCUMENT