

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
QUIT - CLAIM DEED IN TRUST
FILED FOR RECORD

MAY 18 1 40 PM '76

23 488 987

* 23468987

F220 8-75

THE ABOVE SPACE FOR RECORDERS 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 and no/100ths (\$10.00) * * Claim * * Dollars, and other good
and valuable considerations in hand paid, Conveys and Quit/ unto the PIONEER BANK & TRUST COMPANY,
a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7th
day of
Apr 11, 19 76, known as Trust Number 19817, the following
described real estate in the County of Cook and State of Illinois, to-wit:

Lot 33 in Givins and Gilberts Subdivision
of the South 5 acres of the North 10 acres
of the East 1/2 of the North West 1/2 of the
South East 1/4 of Section 3, Township 39 North
Range 13, East of the Third Principal
Meridian, in Cook County, Illinois.

10.00

THIS INSTRUMENT WAS PREPARED BY: Subject to taxes for 1975 and subsequent years;

MARSHALL J. MOLTZ
131 West Washington Street
Chicago, Illinois 60601

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

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 inspect, 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 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 present 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 option to purchase the whole or any part of the reversion and
to contract respecting the manner of leasing of present or future rentals, a 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 relate, 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 all 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 any part of said premises or any part thereof shall be con-
veyed, contracted to be sold, leased or mortgaged by said trustee, 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 premises 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
avails and proceeds thereof 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 waive and release any and all rights 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 7th day of April 1976

Valerie Zeppi (Seal)
VALERIE ZEPPI (Seal)
(Seal) (Seal)

State of Illinois ss. I, the undersigned a Notary Public in and for said County, in
County of Cook 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 17th day of May 1976

Thomas J. Clark
NOTARY PUBLIC

Pioneer Bank & Trust Company

Box 22

For information only (does not address of above described property).

16 03 403 031
64 52 1366

Exempt under provisions of Paragraph 2, Article 13, Section 20, of the Illinois Constitution and Revenue Statute

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Duplicate Number

Buyer, Seller or Representative
Date

Buyer, Seller, or Representative
Date

23/7/76 Date

23 488 987

118686

END OF RECORDED DOCUMENT