

UNOFFICIAL COPY

QUIT CLAIM

DEED AND TRUST

23 537 008

W. J. Moltz
MARSHALL J. MOLTZ
Notary Public

JUN 28 1 41 PM '76

The above space for recorder's use only

*23537008

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) * * * * * Dollars, and other good and valuable considerations in hand paid: Conveys and Quit Claims unto PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 15th day of April, 1976, known as Trust Number 3329, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 6 (except that part taken for widening Ashland Avenue) and the North 4.94' of Lot 7 (except that part taken for widening Ashland Avenue) in Block 8 in G. H. A. Thomas Subdivision of Blocks 8 and 9 in L. Burrows Subdivision of North Easterly 1/2 of East 1/2 of South East 1/2 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph e Section 200.1-2B5 or under provisions of Paragraph Section 200.1-4B of the Cook County Real Estate Tax Ordinance.

6/19/76 Date W. J. Moltz Buyer, Seller, or Representative

10.00

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, from time to time, in possession or reversion, in present or in 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 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 paying 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 any part thereof, 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 to the terms of this trust, or to 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 hereunder; (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 the trustee or his or her 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.

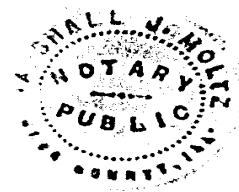
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance 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 aforesaid has hereunto set her hand and seal this 19th 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 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 19th day of June 1976. *W. J. Moltz* Notary Public

ADDRESS OF GRANTEE
PARKWAY BANK AND TRUST COMPANY
4777 N. HARLEM
BOX 443
HARLEM, HEIGHTS, ILL.

3344 North Ashland Avenue - Chicago, IL 60657
For information only insert street address of above described property

THIS INSTRUMENT WAS PREPARED BY:
MARSHALL J. MOLTZ
221 West Washington Street
Chicago, Illinois 60602

Stamp: This space for affixing fiduciary and Revenue Stamps

W. J. Moltz
6/19/76
Notary Public

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Document Number

END OF RECORDED DOCUMENT