

QUIT CLAIM DEED IN TRUST

23 578 117

Form T-3

Jun 29 1 48 PM '76

The above space for recorder's use only

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THIS INDENTURE WITNESSETH, That the Grantor, Valerie Zeppi, a Spinster,

of the County of Cook and State of Illinois for and in consideration of \$10.00 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 24th day of June 1976, known as Trust Number 3431, the following described real estate in the County of Cook and State of Illinois, to-wit:

64-76-373

10.00 Lots 23, 24, 25, 26, 27 and 28 in Kransz' Third Addition to Edgewater, being a Subdivision in the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph 5, Section 200.1-2B6 or under provisions of Paragraph 18 of the Chicago Transaction Tax Ordinance.

7/22/76 Data Buyer, Seller, or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the 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 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, 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 lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in 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 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, in 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 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 compelled 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, as that at the time of the delivery thereof the trust created by the instrument and by said trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in the indenture and in said trust agreement or in some amendment thereof, and limiting upon all beneficiaries thereunder, (so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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, profits 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, profits and proceeds thereof as aforesaid.

If the title in any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the public office 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 as aforesaid.

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 22nd day of JUNE 1976.

(Seal) Valerie Zeppi (Seal) Valerie Zeppi (Seal)

THIS INSTRUMENT WAS PREPARED BY: MARSHALL J. MOLTZ 151 West Washington Street Chicago, Illinois 60602

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Valerie Zeppi, a Spinster

State of ILLINOIS County of COOK 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 Valerie Zeppi

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 22ND day of JULY 1976.

NORMA CLARK Notary Public

ADDRESS OF GRANTEE: PARKWAY BANK AND TRUST COMPANY 1777 HARLEN AVE HARWOOD HEIGHTS, ILL.

1436 - 1452 West Thorndale - Chicago, Illinois For information only insert street address of above described property BOX 533 165

Copy of printed Program Card 1. Notary Public in Ill. [Signature]

This space for affixing Riders and Revenue Stamps

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END OF RECORDED DOCUMENT