

APR 20 65 33 310L



ILLINOIS
DEPARTMENT OF RECORDS
APR 20 2 03 PM '77
QUIT CLAIM
DEED IN TRUST

23 894 965

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Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Michael Brown and Diane Brown, 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 28 day of March 1977, known as Trust Number 1069490 the following described real estate in the County of Cook and State of Illinois, to-wit: LOT 1 IN THE SUBDIVISION OF LOTS 82 AND 83 IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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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, enlarge, protect and subdivide said premises or any part thereof, to dedicate parkways, streets, highways or alleys and to create any subdivision or part thereof, and to resubdivide said property as often as desired, in order to sell, to grant options to purchase, to sell on any terms, to convey or otherwise, without collaboration, 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 as set in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber or use property, or any part thereof, to lease said property, or any part thereof from time to time, at possession or reversion, by lease to commence at any time or future, and upon any terms and for any period or periods of time not exceeding in the case of any single lease 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 run said trust respecting the manner of using 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, of charges of any kind, to release, convey or assign by grant, title or interest in or about or incidental 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 should 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 moneys, money, rent or money lawfully received 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 claiming under any such mortgage, lease or other instrument, so that at the time of the conveyance thereof the trust created by this indenture and by said trust agreement shall be full force and effect, so that such conveyance or other instrument is 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. It is further declared that said trustee was duly authorized and empowered to execute and deliver this deed, trust deed, lease, mortgage or other instrument and that the execution is made by 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 functions of the trustee of this trust.

And the said grantor S hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the redemption of mortgages from sale on execution or otherwise.

In Witness Whereof, the grantor S above have hereunto set their hands and seals the 19th day of April 1977. Michael Brown (Seal) Diane Brown (Seal)

This Instrument prepared by: Michael Brown, 1658 W. Chicago Ave., Chicago, Illinois

I, Kathleen Burmeister, a Notary Public in and for said County in the State of Illinois, do hereby certify that Michael and Diane Brown

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this 19th day of April 1977, 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 redemption.

Given under my hand and notarial seal this 19th day of April 1977. Kathleen Burmeister, Notary Public

After recording return to: CHICAGO TITLE AND TRUST COMPANY, Land Trust Department, 111 West Washington Street, Chicago, Ill. 60602. 1933 N. Maud, For information only insert street address of above described property.

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX BY PARAGRAPH (S) OF SECTION 200.1-2B6 OF SAID ORDINANCE. I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 2 of Section 200.1-2B6 of the Real Estate Transfer Tax Act. 23 894 965