

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

1978 NOV 13 PM 2 59

24715629

Form T-3

The above space for recorder's use only

NOV-13-78 1 70 58 2

THIS INDENTURE WITNESSETH, That the Grantors, MARSHALL J. MOLTZ and MARY ANN MOLTZ, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten & no/100ths (\$10.00) * * * * * Dollars, and other good and valuable considerations in hand paid: Convey and Quit Claim 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 second day of November, 19 78 known as Trust Number 4694, the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 70.2' of the North 35' of the South 40' of Lot 27 in Trustee's Subdivision of Block 15 in Laflin, Smith and Dyer's Subdivision of the North East 1/4 (except the 1.28 acres in the North East corner) of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois.

Exempt under provisions of Paragraph 6, Section 200.1-286 or under provisions of Paragraph Section 200.1-285 of the Chicago Real Estate Tax Ordinance.

11/2/78
Date

Mary Ann Moltz
Doyce Sales, Dr. P. M. Moltz

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 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 future, and upon any terms and for any period or periods, if time not exceeding in the case of any single demise the term of 100 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 purchase, to sell, to convey any part of the reversion and to contract respecting the manner of fixing 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 any other considerations as it would be lawful for any person owning the same to deal with the same, whether or not 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 moneys 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 claiming under any such conveyance, lease or other instrument, so 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, so 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, or 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, rights, powers, authorities, duties and obligations of this trust 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 resulting 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 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S day of November 19 78

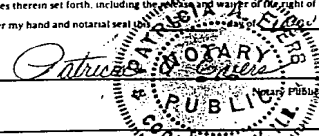
MARSHALL J. MOLTZ (Seal) MARY ANN MOLTZ (Seal)

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

I, the undersigned, a Notary Public in and for said county in the state aforesaid, do hereby certify that MARSHALL J. MOLTZ and MARY ANN MOLTZ, his wife

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person 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 homestead.

Given under my hand and notarial seal on this 13 day of November 19 78



PARKWAY BANK & TRUST COMPANY
4777 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 443

4777 North Wilton-Chicago, Illinois

For information only insert street address of above described property

THIS INSTRUMENT WAS PREPARED BY: MARSHALL J. MOLTZ, 111 West Washington Street, Chicago, Illinois 60602

This space for affixing title and revenue stamps

11/2/78 M.J.M. M.A.M.

24715629

END OF RECORDED DOCUMENT