

UNOFFICIAL COPY

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QUITCLAIM DEED IN TRUST

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, RICHARD A. STEIN of the County of COOK and State of ILLINOIS, for and in consideration of the sum of Ten and 00/100ths Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Quitclaims unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of March 1978, and known as Trust Number 42414, the following described real estate in the County of COOK and State of Illinois, to wit:

That part of Lot 7 in Block 15 in Hughes, Brown, Moore Corporation Resubdivision of United Realty Company's Dundee Road Subdivision in the Southeast 1/4 of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, lying West of a line extended from a point on the North Line of Lot 7 aforesaid, 118.9 feet West of the Northeast corner thereof, to a point on the South line of said lot 94.4 feet West of the Southeast corner thereof, in Cook County Illinois.

10.00

COOK COUNTY, ILLINOIS FILED FOR RECORD

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TO HAVE AND TO HOLD the said real estate with all 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant leases in trust and to grant to such successors 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence 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 term and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew, lease and options to purchase the whole or any part of the reversion and to mortgage, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person acting in 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the holder of Titles of said county) 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 all amendments thereof if any, and binding upon all beneficiaries thereunder, (c) that said Trustee or any successor in trust, 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do, in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, or for debts in person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any beneficiary under said Trust Agreement as their attorney-in-fact, hereto irrevocably appointed for such purposes or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only insofar as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition as of the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale or any 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 earnings, assets and proceeds thereof as aforesaid the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed to register or note in the certificate of title or duplicate thereof, if 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 should be.

And the said grantor hereby expressly waives, releases and discharges any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal, this 20th day of March, 1978.

Richard A. Stein (Signature and Seal)

STATE OF Illinois, the undersigned, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that

Richard A. Stein is 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 he is his 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 20th day of March, A.D., 1979. Kathleen Krenchel, Notary Public

My commission expires July 10, 1979

American National Bank and Trust Company of Chicago Box 221

This instrument was prepared by Tim Ramsey, Rudnick & Wolfe, 30 North La Salle Street, Suite 2900, Chicago, Illinois 60602

Vertical text on the right side: This space for affixing Riders and Revenue Stamps, SECTION 4 OF THE REAL PROPERTY LAWS OF ILLINOIS, 8-30-77

Vertical text on the right side: Document Number 24 898 752

Vertical text on the right side: MAIL TO

END OF RECORDED DOCUMENT