

UNOFFICIAL COPY



QUIT CLAIM
DEED IN TRUST

25791649

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1981 MAR -2 PH 1:05

Lidney K. Olson
RECORDER OF DEEDS

25791649

Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EDWARD W. RADTKE and BETTY J. RADTKE his wife; and ARTHUR B. MARK and VICTORIA I. MARK, his wife.

of the County of Cook and State of Illinois for and in consideration of \$10.00/100 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 2nd day of April 1968, known as Trust Number 51944 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 15 and North 5 feet of Lot 16 in Block 1 in East Breefnd being Part of J. O'Reilly's Subdivision of the North East Quarter of the South East quarter of the South East quarter of Section 15, Township 36 North, Range 13, East of the Third Principal Meridian (except that part lying East of a line 50 feet West of and parallel with the East line of said Section 15, (taken for widening South Crawford Avenue) in Cook County, Illinois.

10.00

RECORD & RETURN TO LAND TRUST COMPANY
CHICAGO CO. TRUST 51944

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 such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to place of otherwise encumber said property, or any part thereof, to leave said property, or any part thereof from time to time, in possession of any person, to lease or to demise in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of leases the term of five 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 reservation and to contract respecting the number of living or future residents 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 incident 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 property dealing with said trustee in relation to the premises, or in 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 any lease have been complied with, or be obliged to inquire into the present or prospective 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, (at that time of the delivery thereof the trust created by this indenture 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 this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (it is that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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, powers, authorities, duties and obligations of its, his or their predecessor or 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 grantors hereby expressly waive and release any and all right of benefit 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 has hereunto set their hand and seal this 17 day of FEB 19 81.

Edward W. Radtke (Seal) *Arthur B. Mark* (Seal)
EDWARD W. RADTKE ARTHUR B. MARK
Betty J. Radtke (Seal) *Victoria I. Mark* (Seal)
BETTY J. RADTKE VICTORIA I. MARK

THIS INSTRUMENT WAS PREPARED BY
EDWARD W. RADTKE
6142 SOUTH PULASKI ROAD
CHICAGO, ILLINOIS 60629

State of Illinois ss. I, WALTER F. WISCHHOVER, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Edward W. Radtke and Betty J. Radtke, his wife; and Arthur B. Mark and Victoria I. Mark, his wife

personally known to me to be the same persons whose names 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 this 17 day of FEBRUARY 19 81



Walter F. Wischhover
Notary Public

For recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington Street, Chicago, Ill. 60602
or
Box 533 (Cook County only)

6140-42 South Pulaski Road
Chicago, Illinois 60629
For information only insert street address of above described property.

This space for affixing Rating and Revenue Stamp
EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SEC. 20.0-2 (b) (3) COOK COUNTY LOCAL TAX
PROPERTY UNDER PROVISIONS OF PARAGRAPH 1, HEAD LEGAL TRUST AGREEMENT NOT DECLARED
DATE 2-23-81
Edward W. Radtke

END OF RECORDED DOCUMENT