

# UNOFFICIAL COPY

DEED IN TRUST  
(QUIT-CLAIM)

25883766

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Sharon K. Crowley, divorced and not since remarried of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars, \$ 10.00, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit-Claim unto Capitol Bank of Chicago, an Illinois banking corporation whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of March, 1981, and known as Trust Number 177, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 43 in Block 13 in Avondale a Subdivision of Lots 1, 2, 5 and 6 in Brands Subdivision of the North East 1/4 of Section 26 Township 40 North, Range 13, East of the Third Principal Meridian with the North West 1/4 of the North West 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County Ill.

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the 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 199 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 contract respecting, to purchase, to sell, to lease, to mortgage or otherwise encumber, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and on such other considerations as 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, 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 the real property, or be obliged to see that the terms of the 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, or any part thereof, shall be conclusive evidence in favor of every person 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 Deed and by said Trust Agreement was in full force and effect, (b) that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all amendments thereof, if any, and is 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 its, his or their predecessors in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually nor as Trustee, nor its successor 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 thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as its attorney-in-fact, hereby 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 so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment of the same (charge thereon). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from 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, avails and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 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 Sharon K. Crowley aforesaid has hereunto set hand and seal this 3rd day of April, 1981.

Sharon K. Crowley (Seal)  
Sharon K. Crowley (Seal)

STATE OF Illinois  
COUNTY OF Cook } ss.

I, Sheldon Bernstein, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sharon K. Crowley, divorced and not since remarried 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 she 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 April day of April, 1981.

Commission expires 4-13 19 82 NOTARY PUBLIC

Document Prepared By:

THIS INSTRUMENT WAS PREPARED BY  
GEORGE KITA, ATTORNEY AT LAW  
3248 N. CLARK ST., CHICAGO, ILL. 60657

ADDRESS OF PROPERTY:

3045 N. Kimball  
Chicago, Ill.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Louis LaCour  
2723 N. Kilpatrick Chicago, Ill. 60639

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) 2 of Section 2001-2B6 of said ordinance.

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 2 Section 4, of the Real Estate Transfer Act.

PNTI # WS 160376 2083

Seller or Representative

REVENUE STAMPS HERE

Seller or Representative

10.00

DOCUMENT NUMBER

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UNOFFICIAL COPY

RETURN TO: **Box 15**  
Capital Bank of Chicago  
4801 West Fullerton  
Chicago, Illinois 60639

TRUST NO. \_\_\_\_\_

**DEED IN TRUST**  
(QUIT CLAIM DEED)

TO

**CAPITOL BANK OF CHICAGO**

TRUSTEE

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1991 MAY 27 PM 1:27

*Richard M. Olson*  
RECORDER OF DEEDS  
25883786

Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY  
KATHLEEN K. KILPATRICK, ATTORNEY AT LAW  
111 CLARK ST., CHICAGO, ILL. 60602

END OF RECORDED DOCUMENT