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QUIT CLAIM DEED IN TRUST

25110383

This instrument prepared by
SYLVIA R. MILLER
1357 W. 103rd St., Chicago, Illinois

Sylvia R. Miller
RECORDED BY DEED

AUG 21 1979 11 57 PM

(The above space for Recorder's use only)

25110383

THIS INDENTURE WITNESSETH, That the Grantor

HELEN A. ZARR, a Spinster

of the County of Cook and State of Illinois for and in consideration
of Ten and no/100 Dollars, and other good
and valuable considerations in hand paid, Conveys and Quit Claims unto the BEVERLY BANK, an
Illinois corporation, of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the
11th day of June 1979, known as Trust Number
8-6452, the following described real estate in the County of Cook
and State of Illinois, to-wit:

See Rider Attached hereto and made a part hereof:

An irregular tract or parcel of land located in the Northwest quarter (NW $\frac{1}{4}$)
of Section 2, Township 37 North, Range 14 East of the Third Principal
Meridian, Bounded and described as follows: beginning at a point on a line
which is 33 feet South of and parallel with the North line of said Quarter
Section and 420 feet West of the West Line of South Greenwood Avenue in the
City of Chicago, said point being 1114.83 feet, more or less, West of the
East line of said Quarter Section; Thence South 00 Degrees 00 Minutes 00 Sec-
onds West along a line drawn Perpendicular to the North Line of said Section,
a Distance of 470 feet; Thence North 90 Degrees 00 Minutes 00 Seconds West,
a Distance of 249.38 feet to a point 154.05 feet Easterly from the Center
line of the Illinois Central Railroad Southbound Main Track, as measured
at right angles thereto; thence North 70 Degrees 46 Minutes 01 Seconds
East Parallel to said Center Line of Southbound Main Track, a distance of
478.42 feet to a point that is 33 feet South of the North Line of said
Section 2, as measured at right angles thereto; thence South 90 Degrees
00 Minutes 00 Seconds East 33 feet South of and parallel with the North line
of said Section 2, a distance of 160 feet to the point of beginning, in
Cook County, Ill.

Exempt under provisions of
Ill. Transfer Tax Act
Date 8/16/79
Buyer-Sa

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Clerk's Office

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Property

Exempt under provisions of Paragraph F, Section 200.1-2B6 or
under provisions of Paragraph _____, Section 200.1-4B of the Chicago
Transaction Tax Ordinance.

8-16-79 Date Helen A. Zarr Buyer, Seller, or Representative

Grantee's Address: 1257 W. 103RD STREET, CHICAGO, ILLINOIS 60643

TO HAVE AND TO HOLD the said premises with the covenances 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 grant to each 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 of time, not exceeding in the case of any single demise, 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 purchase the whole or 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 incident or appurtenant to said premises or any part thereof, and to do 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 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 money 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, (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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 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 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 to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives S and releases S any and all right or benefit under the provisions 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, aforesaid S hereunto set her hand and seal this 14th day of June 19 79.

(Seal) Helen A. Zarr (Seal)
(Seal) Helen A. Zarr (Seal)

State of Illinois the undersigned _____ a Notary Public in and for said County, in
County of Cook do hereby certify that
HELEN A. ZARR, a Spinster

_____ 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 14th day of June 19 79

Patricia A. Ralph
Notary Public

Beverly Bank
BOX 90

SW Corner of 87th & Dobson, Chicago, IL.
For information only insert street address of above described property.

Paragraph "F", Section
of Representative
Helen A. Zarr

Buyer, Seller, or Representative

10.00

NO TAXABLE CONVEYANCE

2510083

2503103005

END OF RECORDED DOCUMENT