

UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST

25278180 COOK COUNTY, ILLINOIS FILED FOR RECORD 1979 DEC 12 AM 10:18

Sidney R. Olson RECORDER OF DEEDS 25278180

Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor James Johnson & Antoinette Johnson his wife, 7836 South Lowe, Chicago, Illinois

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) 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 16th day of November 1979, known as Trust Number 1076378 the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 5 feet of Lot 9 and all of Lot 10 in Block 2 in Stokes Subdivision of Auburn, being a Resubdivision of Blocks 1 to 16 in the West 1/2 of the South West 1/4 of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian (except the railroad rights in Blocks 15 and 16 and except Lot 10 in Block 3, Lots 3 and 4 in Block 7, Lot 4 and the North 1/2 of Lot 5 in Block 10 and Lot 12 in Block 12) in Cook County, Illinois.

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 create 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, 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 mortgage, to pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in person, or by attorney, by lease to commence in the future, and upon any terms and for any period or periods of time, not exceeding the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding the term of 99 years, and to execute and deliver every such deed, trust agreement, mortgage, lease and to grant options to lease and option to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of purchase price or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or other rights, to release, convey or assign any right, title or interest in or about or 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 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 security received or advanced on said premises, or be obliged to see that the same 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 to inquire into any of the terms of said trust agreement; and every deed, trust agreement, 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 hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust agreement, 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 title, estate, rights, powers, authorities, duties and obligations of the, 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, profits and proceeds arising from the sale or other disposition of said real estate, as 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, profits and proceeds thereof as aforesaid. If the title to any of the above lands is now or hereafter registered, the Registrar of Title 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 such or otherwise.

In Witness Whereof, the grantor do subscribed as their head and seal this 16th day of November 1979.

James Johnson (Seal) Antoinette Johnson (Seal)

This instrument prepared by: Louis H. Watson, 120 W. Madison, Chicago, Ill. 60602

Notary Public section with signature of Louis H. Watson, Notary Public, dated 10th day of December 1979.

After recording return to: CHICAGO TITLE AND TRUST COMPANY, Land Trust Department, 111 West Washington Street, Chicago, Ill. 60602

7836 South Lowe, Chicago, Illinois

RECORD & RETURN TO LAND TRUST DEPT. CHICAGO TITLE CO. TRUST # 1076378

EXEMPT UNDER PROVISIONS OF PARAGRAPH 206 OF THE CHICAGO TRUST ACT, SEC. 200.1-4 (B) OF THE CHICAGO TRUST ACT, WHICH TAX COULD BE APPLIED. BUYER, SUCCESSOR, REPRESENTATIVE DATE 12/16/79

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