

DEED IN TRUST  
(QUIT-CLAIM)

26450887

(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 Two and no hundreds Dollars,  
(\$ 20.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby  
duly acknowledged, Convey S and Quit-Claim S unto Capitol Bank and Trust 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 19th day of October, 1982, and  
known as Trust No. 413, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

Lot 2 in Resubdivision of Lot 12 in Nicholas Kransz Subdivision in  
the Southwest corner of the North 30 acres of the Northwest quarter  
of the Southwest quarter of Section 5, Township 40 North, Range 14  
East of the Third Principal Meridian, lying East of Clark Street and  
West of Ridge Road, in Cook County, Illinois.

Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Act

CAPITOL BANK AND TRUST  
OF CHICAGO

Date October 29, 1982

By: [Signature]  
Vice President and  
Trust Officer

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 in 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 sell thereof, 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 covenants, to convey said real estate or any part thereof to a successor  
or successors in trust and to grant in 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 lease 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 lease the term of 99 years, and to renew or extend  
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 the making of any amount of present or future rentals, to partition or  
partition of 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 easements upon 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 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 trust property, or be obliged to see that the  
terms of the trust have been complied with, or be obliged to insure 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 evidence of trust deed, mortgage, lease  
or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property, 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 such 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually 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 if 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 Trust  
Agreement or any amendment thereof, 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 their agent, in  
fact, hereby expressly appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an estate in 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 and discharge  
thereof). All persons and corporations whatsoever 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 of 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  
therein this deed 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.

And the said Grantor hereby expressly waives, releases and waives 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 S hereunto set her hand and seal this 19th  
day of October, 19 82

Sharon K. Crowley [Seal] \_\_\_\_\_ [Seal]  
SHARON K. CROWLEY \_\_\_\_\_ [Seal]

STATE OF ILLINOIS  
COUNTY OF COOK

I, DuPage, the undersigned \_\_\_\_\_ a Notary Public in and for MEK 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 29th day of October, 19 82  
Commission expires June 14, 19 85  
NOTARY PUBLIC

Document Prepared By:  
Rudolph C. Schoppe  
4801 West Fullerton Avenue  
Chicago, Illinois 60639

ADDRESS OF PROPERTY:  
1526-28 West Ardmore  
Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

APPX "RIDERS" OR REVENUE STAMPS HERE

26450887

DOCUMENT NUMBER



UNOFFICIAL COPY

1982 DEC 28 PM 3 15

DEC-28-82 675165 26450887 10.00

Property of Cook County Clerk's Office



(2)

RETURN TO: Capitol Bank and Trust of Chicago  
4801 West Fullerton  
Chicago, Illinois 60639

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

DEED IN TRUST  
(QUIT CLAIM DEED)

TO



TRUSTEE

26450887

END OF RECORDED DOCUMENT