

UNOFFICIAL COPY



26484006

QUIT CLAIM DEED IN TRUST

Form 359 R. 1/82

COOK COUNTY, ILLINOIS FILED FOR RECORD

1983 JAN 25 PM 2: 11

Sidney K. Olson

RECORDED OF RECORD

26484006

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors WAYNE DENNIS PRIMA and LUCILLE ANN PRIMA, his wife

of the County of COOK and State of ILLINOIS for and in consideration of TEN and 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 19th day of January, 1983, known as Trust Number 1082280 the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 2 in Block 54 in Winston Park Northwest Unit #4, being a Subdivision of Sections 12 and 13, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

10.00

RECORD & RETURN TO LAND TRUST DEPT CHARGE CT&T CO. TRUST # 1082280

PERMANENT TAX NUMBER: 02-13-114-002

VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trustee 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 execute, amend, protect and subordinate said premises or any part thereof, to dedicate parks, streets, highways or alleys and to acquire any subdivision or part thereof, and to reconvey said property as often as desired, in 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 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 pledge or otherwise encumber said property, or any portion of or part thereof, for any period of time, from time to time, in perpetuity 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 198 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 hereof 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 premises hereof at any time or times hereafter, to contract to make leases and to grant options to lease and options 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 rights, to partition or to divide or to subdivide any part of the premises hereof, and to deal with said property and every part thereof in all other ways and 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 any right, title or interest in or about or appurtenant to said premises or any part thereof, in 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 paid, 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 contract, 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, that such deed, lease or other instrument was executed in accordance with the trust conditions and limitations contained in this indenture and in said trust agreement or in some amendment hereof and binding upon all beneficiaries thereunder, (b) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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 Deeds is hereby directed not to register or file 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 all and all statutes of the State of Illinois, provided for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal this 20th day of January, 1983.

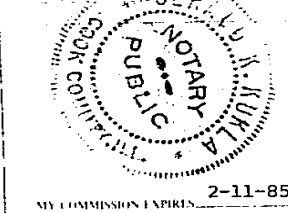
Wayne Dennis Prima (Seal)
WAYNE DENNIS PRIMA

Lucille Ann Prima (Seal)
LUCILLE ANN PRIMA

THIS INSTRUMENT WAS PREPARED BY:

Wayne Dennis Prima
923 E. Sayles
Palatine, IL 60067

Witness: Illinois, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Wayne Dennis Prima and Lucille Ann Prima, his wife



personally known to me to be the same person(s) whose name(s) subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gerald F. Kukla
Notary Public

923 E. Sayles
Palatine, Il. 60067

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

For information only insert street address of above described property

This space for affixing Rates and Revenue Stamp
EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, REAL ESTATE TRANSFER TAX ACT
DATE 1/23/83... DECLARANT *John E. Smith*

26484006

END OF RECORDED DOCUMENT