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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1983 OCT 24 PM 1:16

*Sidney H. Olson*  
RECORDER OF DEEDS

26833460



QUIT CLAIM  
DEED IN TRUST

Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Paul A. Lutter, a bachelor,  
175 E. Delaware Place, Chicago, IL

of the County of Cook and State of Illinois for and in consideration  
of \$100.00 and no/100 (\$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 10th  
day of August 1983, known as Trust Number 1084023 the following described real  
estate in the County of Cook and State of Illinois, to-wit:

See Exhibit A attached hereto for  
legal description



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 impose, 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 redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell in any form, to convey either with or without consideration, to convey said premises or any part thereof in a mortgage or otherwise, 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 premises or any part thereof, to lease said premises, or any part thereof, from time to time, in person or by agent, by lease to commence in time, or at any time, 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 make new 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 premises and to contract respecting the manner of living 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 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 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 for 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 sufficiency 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 conveyance 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 thereto, and binding upon all beneficiaries thereunder, or 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 or 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, 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, profits 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 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, releases, and conveys, 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, aforesaid, has hereunto set his hand and seal this 10th day of August 1983.

(Seal) *Paul A. Lutter* (Seal)  
Paul A. Lutter  
(Seal) (Seal)

State of Illinois, )  
County of Cook, ) ss. CECILIA A. HILL Notary Public in and for said County, in  
the state aforesaid, do hereby certify that Paul A. Lutter, a bachelor,

personally known to me to be the same person, whose name is Paul A. Lutter, is  
the foregoing instrument, appeared before me this day in person and acknowledged that he  
signed, sealed and delivered the said instrument as his 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 10th day of August 1983.

*Cecilia A. Hill*  
Notary Public

After recording return to:  
CHICAGO TITLE AND TRUST COMPANY  
Land Trust Department  
111 West Washington Street, Chicago, Ill. 60602  
or  
Box 633 Cook County only

Harlem Avenue & Cermak Road  
North Riverside, IL  
For information only (not address of  
above described property).

This document was prepared by  
Paul A. Lutter, ROSS & HARDIES,  
One IBM Plaza, Suite 3100, Chicago, IL  
60611

Exempt under the provisions of Paragraph d,  
Section 4, Real Estate Transfer Tax Act

Document Number

26 833 460

69-03-611  
D-3

15-24-403-017

## EXHIBIT A

PARCEL 1:  
LOT 5 IN THE PLAT OF SUBDIVISION ENTITLED OESCHLIN'S RESUBDIVISION OF PARTS OF LOTS 1 AND 2 IN COMMISSIONER'S PARTITION OF THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 12, 1970 AS DOCUMENT NUMBER 21235933, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THE NORTH 355 FEET OF THAT PART OF LOT 1 IN COMMISSIONER'S PARTITION AFORESAID, LYING EAST OF A LINE 265 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 24 IN COMMISSIONER'S PARTITION OF THE SOUTH 1/2 OF SAID SECTION 24, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID AS SET FORTH IN DECLARATION OF EASEMENTS DATED JUNE 9, 1970 AND RECORDED AUGUST 12, 1970 AS DOCUMENT NUMBER 21235936 AND AS RESERVED IN DEED FROM ERNEST OESCHLIN JR. TO NATL BOULEVARD BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1969 AND KNOWN AS TRUST NUMBER 3214 DATED JUNE 9, 1970 AND RECORDED AUGUST 12, 1970 AS DOCUMENT NUMBER 21235934 OVER AND UPON CERTAIN EASEMENTS WITHIN LOT 'A' OESCHLIN'S RESUBDIVISION AFORESAID; SAID EASEMENTS SHOWN ON PLAT OF SAID OESCHLIN'S RESUBDIVISION AS A "PRIVATE EASEMENT FOR DRIVEWAY" FOR PURPOSE OF INGRESS AND EGRESS, AND UTILITY EASEMENT FOR UNDERGROUND PRIVATE UTILITIES IN COOK COUNTY, ILLINOIS

### PARCEL 4:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN DEED FROM ERNEST OESCHLIN JR. TO NATL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1969 TRUST NUMBER 3214 DATED JUNE 9, 1970 AND RECORDED AUGUST 12, 1970 AS DOCUMENT NUMBER 21235934 OVER AND UPON THAT PORTION OF LOT 'A' OESCHLIN'S RESUBDIVISION AFORESAID LOCATED BETWEEN THE WEST RIGHT OF WAY LINE OF SAID PRIVATE EASEMENT FOR INGRESS AND EGRESS AND THE WEST LINE OF SAID LOT 'A'; TO A DEPTH OF 20 FEET NORTH OF THE SOUTH LINE OF SAID LOT 'A' FOR CONSTRUCTION AND MAINTENANCE OF A DOUBLE FACE GROUND SIGN NOT TO EXCEED 30 FEET IN HEIGHT, ALL IN COOK COUNTY, ILLINOIS.

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**END OF RECORDED DOCUMENT**