

UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST

Form 359 R. 1/82

26 899 203  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1983 DEC 16 PM 1:01

Sidney K. Olson  
RECORDER OF DEEDS  
26899203

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **Edward Tripp, Divorced and not since remarried;**

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 **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 **Second** day of **December** 19 **83**, known as Trust Number **1084458** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 1 in Block 1 in the subdivision of land described as follows: Beginning at a point 208 Feet south of the Northwest corner of the Southeast 1/4 of the West 1/2 of the Southwest 1/4 of Section 2, Township 37 North, Range 13, East of the third principal meridian, thence South along the West line of said Southeast 1/4, 1082.7 feet to North line of Chicago Avenue; thence East 299 feet along North line of Chicago Avenue; thence North 141 feet; thence West 125 feet; thence North 941.7 feet; thence West 174 feet to the place of beginning, in Cook County, Illinois.

PERMANENT TAX NUMBER: \_\_\_\_\_ VOLUME NUMBER: \_\_\_\_\_

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 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 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 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 renew leases 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 easement appurtenant to said premises or any part thereof, and to do all 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, interest, or 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 thereto, 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 his, 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 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, surrenders 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 sale on execution or otherwise.

In Witness Whereof, the grantor, as aforesaid has hereunto set his hand and seal this **Second** day of **December** 19 **83**

(Seal) **Edward Tripp** (Seal)  
Edward Tripp (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
**LYDIA GROSS KAMERLINK**  
**221 N. LaSalle Suite 3510**  
**Chicago, Illinois**

State of **Illinois** )  
County of **Cook** ) SS. I, **LYDIA PEREZ**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Edward Tripp** divorced & 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 \_\_\_\_\_ 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 homestead exemption.

My Commission Expires Jan. 2, 1985

MY COMMISSION EXPIRES



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)

941 N. Springfield St., Chicago, Illinois.  
For information only insert street address of above described property

10.00

This space for affixing Ritters and Revenue Stamps

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SEC. 203.1-2 (2-6) CHICAGO TRANSACTION TAX AND EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, REAL ESTATE TRANSFER TAX ACT DATE: 12-15-83 DECLARANT: Edward Tripp

RECORD & RETURN TO LAND TRUST DEPT. CHARGE CT&T CO. TRUST # 1084458

26 899 203

END OF RECORDED DOCUMENT