

26059513

1981 NOV 16 AM 10 43

QUIT CLAIM DEED IN TRUST

Form T-3

The above space for recorder's use only

NOV-16-81 5 52 11 P 26059513

THIS INDENTURE WITNESSETH, That the Grantor MARSHALL J. MOLTZ, married to MARY ANN MOLTZ

of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid: Conveys and Quit Claims unto PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 2nd day of November 1978 known as Trust Number 4694, the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 70.2 feet of the North 35 feet of the South 40 feet of Lot 27 in Trustee's Subdivision of Block 15 in Laflin, Smith and Dyer's Subdivision of the North East 1/4 (except the 1.28 acres in the North East Corner) of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Ill.

26059513

Commonly known as: 3640 North Wilton, Chicago, IL.

The premises in question do not constitute the homestead of the Grantor.

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 the premises and any part thereof to dedicate parks, streets, highways or alleys and to make any subdivision of part thereof and to resubdivide said premises as often as deemed to be proper to sell, to grant, to lease or to otherwise dispose of all or any part thereof to any person or persons without limitation, to convey said premises or any part thereof to a successor or successors in trust or 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 lease or otherwise encumber said premises or any part thereof to lease said premises or any part thereof from time to time in possession or reversion, by lease 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 lease 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, to be amended, to vary, to be varied, to modify, to be modified, to alter, to be altered, to vary 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 conduct respecting the manner of leasing the amount of present or future rentals, to partition or to subdivide said premises or any part thereof into 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 in respect of said premises or any part thereof and to deal with said premises 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 do 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 moneys 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 interfere into any of the terms of said trust agreement and every deed, trust deed, mortgage or other instrument executed by said trustee in relation to said real estate shall be conclusively presumed in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as that at the time of the delivery thereof the trust created by this indenture and the said trust agreement is in full force and effect. It is the intent and purpose of this instrument that said trustee shall be conclusively presumed to be duly authorized and empowered to execute and deliver any such deed, trust deed, lease, mortgage or other instrument and if the conveyance made in a purchase or otherwise in trust that such purchase or otherwise in trust have been properly executed and are fully vested with all the title estate, powers, authorities, duties and obligations of its full and perfect ownership in trust.

The interest of each and every person hereinunder and of all persons claiming under them or any of them shall be held in the earnings, assets and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and the beneficiaries hereinunder shall have any title or interest in such real estate as such, but shall not have any interest in the earnings, assets 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 register any title or interest therein 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 all claims and all taxes 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.

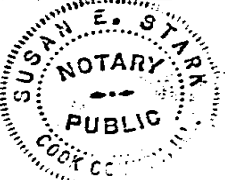
In Witness Whereof the grantor after he was duly advised of his rights and the contents hereof, signed and delivered the foregoing instrument on the 2nd day of November 1981.

(Seal) Marshall J. Moltz (Seal) (Seal)

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

I, the undersigned, a Notary Public in and for said courts in the state aforesaid do hereby certify that MARY ANN MOLTZ, married to MARSHALL J. MOLTZ

is 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, read 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 5th day of November 81.



Susan E. Stark, Notary Public

PARKWAY BANK & TRUST COMPANY 4777 N. HARLEM AVENUE HARWOOD HEIGHTS, ILLINOIS 60656 BOX 443

3640 N. Wilton, Chgo., IL

For information only insert street address of above described property

Form 16487 Bankforms, Inc.

Vertical text on the right side of the page, including '1000' and '26 059 513'.