

UNOFFICIAL COPY

DEED IN TRUST

(QUIT-CLAIM)

26126723

(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 Ten and no hundreds Dollars,
 (\$ 10.00), 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 corpora-
 tion 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 11th day of December, 19 81 and
 known as Trust Number 293, the following described real estate in the County of Cook
 and State of Illinois, to-wit:

SEE ATTACHED RIDER

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

CAPITOL BANK AND TRUST OF CHICAGO
 as Trustee Under Trust Number 293

Date January 4, 1982

By: [Signature]
 Vice President and Trust Officer

6850830A (2) (BALL)

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 to 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 or any part thereof, to dedicate parks, streets, highways or alleys and to
 vacate any subdivision of part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to pur-
 chase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate,
 or any part thereof, from time to time, in possession or reversion, to 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 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 thereof
 at any time or times hereafter, to contract to make leases and to grant options, lease and options to renew leases and options to pur-
 chase 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 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 an easement appurtenant to said real estate or any part thereof,
 and to deal with said real estate and every part thereof in all other ways and for other considerations as would be lawful for any
 person owning the same to deal with the same, whether similar to or differ 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 real property, or be obliged to see that the
 terms of the trust have been complied with, or be obliged to inquire 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, or any deed, trust deed, mortgage, lease
 or other instrument executed by said Trustee, or any successor in trust, in relation to said real property shall be conclusive evidence
 in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (b) 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, (c) that if such conveyance or other instru-
 ment 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 that if the con-
 veyance 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.

This conveyance is made upon the express understanding and condition that the Grantor, neither individually as Trustee, nor its
 successor or successors in trust shall incur any liability or be subjected to any claim, judgment or other proceeding for any title or interest
 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 said Trust
 Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and all such liability
 being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-
 nection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as attorney-in-
 fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express 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 dis-
 charge thereof). All persons and corporations whomsoever 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 or 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
 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 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 12th
 day of December, 19 81.

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

STATE OF ILLINOIS)
 COUNTY OF COOK) ss. 11-00

Rudolph C. Schoppe, a Notary Public in and for COOK 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 be-
 fore me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and volun-
 tary 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 12th day of December, 19 81

Commission expires June 14, 19 85 [Signature] NOTARY PUBLIC

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

ADDRESS OF PROPERTY:
1950 N. Marragansert Avenue
Chicago, Illinois
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
 ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Capitol Bank
of Chicago
4801 W. Fullerton Avenue
Chicago, Illinois
60639 ATTN: Sheldon Bernstein

BOX 533

AFKX "RIDERS" OR REVENUE STAMPS HERE
 [Signature]
 RECORDER OF DEEDS
 26126723
 COOK COUNTY, ILLINOIS
 FILED FOR RECORD
 1982 JAN 28 PM 12:49

DOCUMENT NUMBER
 26126723

UNOFFICIAL COPY

DEED IN TRUST
(QUIT CLAIM DEED)

TRUST NO.

Capitol Bank and Tru
4801 West Fullerton
Chicago, Illinois 60639

PARCEL 1:

A PARCEL OF LAND CONSISTING OF PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF EACH OF LOTS 1 TO 6 INCLUSIVE, IN BLOCK 9 AND A PART OF VACATED WEST ARMITAGE AVENUE AND OF VACATED NORTH NAGLE AVENUE ADJOINING SAID BLOCK 9, ALL IN A. GALE'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PARCEL OF LAND IS BOUND AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 8 IN A. GALE'S

SUBDIVISION AFORESAID AT A POINT WHICH IS 419.70 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID BLOCK 8, SAID POINT BEING AT THE NORTH EAST CORNER OF PROPERTY CONVEYED BY DEED DATED JULY 21, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON JULY 28, 1953 AS DOCUMENT NUMBER 18381069 AND RUNNING THENCE NORTHWESTWARDLY ALONG THE NORTHERLY LINE OF THE PROPERTY SO CONVEYED, A DISTANCE OF 133.50 FEET TO A POINT OF CURVE WHICH IS 432.61 FEET MORE OR LESS NORTH FROM THE SOUTH LINE OF SAID BLOCK 8, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE THE ARC OF A CIRCLE CONVEX TO THE SOUTH WEST HAVING A RADIUS OF 1960.88 FEET AND BEING TANGENT TO SAID LAST DESCRIBED COURSE) A DISTANCE OF 266.04 FEET TO A POINT OF BEGINNING AT THE MOST SOUTHWESTLY CORNER OF SAID HEREINAFTER DESCRIBED PARCEL OF LAND WHICH POINT OF BEGINNING IS 476.24 FEET MORE OR LESS NORTH FROM A WESTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8, THENCE CONTINUING NORTHWESTWARDLY ALONG AN ARC OF SAID LAST DESCRIBED CIRCLE A DISTANCE OF 298.52 FEET TO A POINT 566.88 FEET NORTH FROM THE SOUTH LINE OF SAID BLOCK 9, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE A STRAIGHT LINE) A DISTANCE OF 83.0 FEET TO A POINT 598.04 FEET NORTH FROM THE SOUTH LINE OF SAID BLOCK 9, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE THE ARC OF A CIRCLE CONVEX TO THE SOUTH WEST HAVING A RADIUS OF 1332.57 FEET) A DISTANCE OF 207.81 FEET TO A POINT 690.74 FEET NORTH FROM THE SOUTH LINE OF BLOCK 10 IN SAID A. GALE'S SUBDIVISION, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE THE ARC OF A CIRCLE CONVEX TO THE NORTH EAST HAVING A RADIUS OF 769.02 FEET) A DISTANCE OF 20.23 FEET TO A POINT 700.93 FEET NORTH FROM THE SOUTH LINE OF SAID BLOCK 10, THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE NORMAL TO SAID LAST DESCRIBED ARC, A DISTANCE OF 120.98 FEET TO A POINT, WHICH IS 895.98 FEET MEASURED PERPENDICULARLY WEST FROM A NORTHWARD EXTENSION OF THE EAST LINE OF SAID BLOCK 8, THENCE SOUTH EASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 116.83 FEET TO A POINT WHICH IS 760.68 FEET MEASURED PERPENDICULARLY NORTH FROM THE SOUTH LINE OF SAID BLOCK 9, THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTH WEST HAVING A RADIUS 2371.39 FEET A DISTANCE OF 273.30 FEET TO A POINT WHICH IS 657.06 FEET MEASURED PERPENDICULARLY NORTH FROM THE SOUTH LINE OF SAID BLOCK 9 AND WHICH IS ALSO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY DEED DATED OCTOBER 11, 1961 AND RECORDED IN SAID RECORDER'S OFFICE ON OCTOBER 16, 1961 AS DOCUMENT NUMBER 18303114 THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE BEING A SOUTHERLY LINE OF THE PARCEL OF LAND SO CONVEYED A DISTANCE OF 184.00 FEET TO A POINT WHICH IS 366.50 FEET MEASURED PERPENDICULARLY WEST FROM THE EAST LINE OF SAID BLOCK 8, THENCE SOUTHWARDLY ALONG A STRAIGHT LINE, BEING A WESTERLY LINE OF SAID LAST MENTIONED PARCEL OF LAND, A DISTANCE OF 117.14 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS ALSO:

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED FROM CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD COMPANY TO LA SALLE

26120723

Office

UNOFFICIAL COPY

NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 27588 DATED OCTOBER 11, 1961 AND RECORDED OCTOBER 16, 1961 AS DOCUMENT NUMBER 18303114 AND AS CREATED BY DEED FROM CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY TO RADIO STEEL AND MFG. COMPANY, A CORP OF ILLINOIS DATED AUGUST 14, 1969 AND RECORDED AUGUST 29, 1969 AS DOCUMENT NUMBER 20945152 FOR INGRESS AND EGRESS OVER PREMISES DESCRIBED AS FOLLOWS: A STRIP OF LAND 18 FEET WIDE ACROSS LOTS 1 TO 7 INCLUSIVE AND ACROSS A PART OF VACATED NORTH NAGLE AVENUE ADJOINING SAID LOT 7, IN BLOCK 8 IN A. GALE'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 8 WHICH IS 419.70 FEET NORTH FROM THE SOUTH EAST CORNER THEREOF, SAID POINT OF BEGINNING BEING THE NORTH EAST CORNER OF A TRACT OF LAND CONVEYED BY DEED DATED JULY 21, 1953 AND RECORDED ON JULY 28, 1953 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 15681069 AND RUNNING THENCE NORTHWESTWARDLY ALONG THE NORTHERLY LINE OF THE STRIP OF LAND SO CONVEYED A DISTANCE OF 133.50 FEET TO A POINT OF CURVE SAID POINT OF CURVE BEING 432.61 FEET MORE OR LESS NORTH FROM THE SOUTH LINE OF SAID BLOCK 8; THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY LINE OF THE TRACT OF LAND, SO CONVEYED BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTH WEST, HAVING A RADIUS OF 1960.88 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 266.04 FEET TO A POINT WHICH IS 476.24 FEET MORE OR LESS NORTH FROM A WESTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8, THENCE NORTHWARDLY ALONG A STRAIGHT LINE NORMAL TO SAID LAST DESCRIBED ARC, A DISTANCE OF 18 FEET, THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTH WEST, HAVING A RADIUS OF 1942.88 FEET AND BEING 18 FEET NORTHEASTERLY FROM AND CONCENTRIC WITH SAID FIRST DESCRIBED ARC, A DISTANCE OF 263.60 FEET THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED ARC AND 18 FEET NORTH FROM THE FIRST HEREIN DESCRIBED COURSE, A DISTANCE OF 131.58 FEET TO THE EAST LINE OF SAID BLOCK 8 AND THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 18.10 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

26125793

END OF RECORDED DOCUMENT