

UNOFFICIAL COPY

DEED IN TRUST
(QUIT-CLAIM)

26198160

(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 5th day of April, 1982, and
known as Trust Number 341, the following described real estate in the County of Cook
and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

PARCEL 1:
LOTS 33 TO 35 IN BLOCK 1 IN HETT, LYNCH AND WELP'S VINCENNES AVENUE
ADDITION TO WASHINGTON HEIGHTS, SAID ADDITION BEING A SUBDIVISION OF
THAT PART OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF
WAY OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY IN COOK
COUNTY, ILLINOIS
ALSO

PARCEL 2:
LOTS 36 TO 39 BOTH INCLUSIVE (EXCEPT THAT PART OF SAID LOT 39,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 39; THENCE NORTH AT
RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 39, 46.41 FEET MORE OR LESS
TO A POINT 54 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8; THENCE
EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, 13.74 FEET MORE
OR LESS TO THE SOUTHWESTERLY LINE OF VINCENNES AVENUE; THENCE
SOUTHWESTERLY ALONG THE WESTERLY LINE OF VINCENNES AVENUE TO THE POINT
OF BEGINNING AND THAT PART OF SAID LOT 39 LYING NORTH OF A LINE 54
FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, ALL
IN BLOCK 1 IN HETT, LYNCH AND WELP'S VINCENNES AVENUE ADDITION TO
WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTH EAST 1/4, WEST OF
CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY IN SECTION 9,
TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

26198160

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

Capitol Bank and Trust of Chicago as Trustee Under Trust No. 341

Date April 10, 1982

By: [Signature] Vice President-Trust Officer

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 subdivisions or part thereof, and to redivide said real estate, 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 and 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, by leases 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 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, 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 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 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 or 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 such other considerations as 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, 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 trust 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, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property 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 Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries hereunder; (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 (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 its, his or their predecessor or trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they 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, any and all such liabilities being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their 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 discharge 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 units 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 of other debts.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 5th day of April, 1982

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

STATE OF ILLINOIS COUNTY OF COOK DuPage

I, Rudolph C. Schoppe, a Notary Public in and for Cook County, in the State of Illinois, 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 before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 April, 1982

Commission expires June 14, 1985 [Signature] NOTARY PUBLIC

Document Prepared By: Rudolph C. Schoppe ADDRESS OF PROPERTY: 95th and Vincennes (S.W. Corner)

4801 West Fullerton Avenue Chicago, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

Chicago, Illinois 60639 SEND SUBSEQUENT TAX BILLS TO: (Name)

(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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DOCUMENT NUMBER

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APR-12-82 609373 26198160 11.00

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Property of Cook County Clerk's Office



RETURN TO: Capital Bank and Trust of Chicago
4801 West Fullerton
Chicago, Illinois 60639

TRUST NO.

DEED IN TRUST
(QUIT CLAIM DEED)

TO



TRUSTEE

END OF RECORDED DOCUMENT