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QUIT DEED IN TRUST

Form 359 R. 1/82

SEP 15 PM 2 12

26380175

SEP-13-82 6 file shows space for recorder's file only

THIS INDENTURE WITNESSETH, That the Grantor **Lynn M. Tocki, a spinster & Robert F. Tocki & Betty Tocki, his wife**

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten dollars and no/100s** 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 **29th** day of **September** 19 **82**, known as Trust Number **1082639** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

RIDER ATTACHED AND MADE A PART HEREOF

09-10-401-007
09-10-401-009

VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to 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, lease, mortgage, convey 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 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 hereunder, 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 encumbrance appurtenant to said premises or any part thereof, as aforesaid 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, price 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 of 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, but 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, but 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 thereof, and binding upon all beneficiaries hereunder, (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 its, 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 one in the same, as to all 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 file 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 **S** hereby expressly waives and releases any and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor **S** aforesaid have hereunto set their **hand** and seal **S** this **29th** day of **September**, 19 **82**

Lynn M. Tocki (Seal) Betty Tocki (Seal)
Lynn M. Tocki Betty Tocki
Robert F. Tocki (Seal) (Seal)
Robert F. Tocki

THIS INSTRUMENT WAS PREPARED BY:
John Golosinec, Atty.
111 W. Washington Suite 1619
Chicago, IL 60602

State of **Illinois**) I, **JOHN W. GOLOSINEC** a Notary Public in and for said County, in
County of **Cook**) SS. the state aforesaid, do hereby certify that **Lynn M. Tocki, a spinster & Robert F. Tocki & Betty Tocki, his wife**

personally known to me to be the same person **S** whose name **S** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **they** signed, sealed and delivered the said instrument as **their** 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 **29** day of **September**, 19 **82**

John W. Golosinec
Notary Public

MY COMMISSION EXPIRES **1/17/83**

8852 Leslie Lane
Des Plaines, IL 60016

After recording return to:
Land Trust Department
111 West Washington St./Chicago, IL 60602

For information only insert street address of above described property

Box 523 (Cook County only)
BOX 800

Property not located in the corporate limits of Des Plaines. Deed or instrument not subject to transfer tax.

Michael S. Hochstetler
City Notary Public
10/17/82

This space for affixing Rules and Revenue Stamps

Exempt under provisions of Paragraph **9**, Section **4**, Real Estate Transfer Tax Act.

John Golosinec
Attorney, Seller or Representative

9.27.82
Date

26380175
Illinois Notary Public

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and the mortgage or trust deeds, if any, shown in Schedule B hereof
5. The land referred to in this policy is located in the County of Cook
State of Illinois and described as follows:

PARCEL I:

Unit No. 206-F, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of the Southeast 1/4 of fractional Section 10, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the aforesaid Southeast 1/4 of Section 10; thence North 1119.25 feet along the East line of said Southeast 1/4; thence West 259.17 feet along a line drawn perpendicular to the East line of said Southeast 1/4, to the point of beginning of the herein described tract of land; thence continuing

Policy Number 133053

This policy valid only if Schedule B is attached.

West 73.55 feet along the Westerly extension of said perpendicular line; thence North 183.02 feet along a line drawn parallel with the East line of the aforesaid Southeast 1/4; thence East 73.55 feet along a line drawn perpendicular to the East line of the aforesaid Southeast 1/4; thence South 183.02 feet along a line drawn parallel with the East line of the aforesaid Southeast 1/4, to the hereinabove designated point of beginning, in Cook County, Illinois.

which survey is attached as Exhibit "B" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Courtland Square Condominium Building No. 16 made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated February 28, 1979 and known as Trust No. 39321, and recorded July 17, 1979 as Document No. 25,053,448, together with an undivided percent interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

ALSO

PARCEL II:
Easement for ingress and egress for the benefit of Parcel I as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Courtland Square Homeowner's Association recorded July 17, 1979 as Document 25,053,432 and re-recorded October 30, 1979 as Document No. 25,217,261.

Permanent Tax Number: 09-10-401-007
09-10-401-009

Volume: 086
086

NOTE: There has been no tax division made for the individual units.

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END OF RECORDED DOCUMENT