

DEED IN TRUST (QUIT-CLAIM)

27 251 156

(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 \$1000.00, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit-Claim unto Capitol Bank and Trust of Chicago, an Illinois banking corporation 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 24th day of February, 1981, and known as Trust No. 165, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 22 (Except the East 1 Foot) in Block 2 in Hahnes Subdivision of the South East 1/4 of the South West 1/4 of the South West 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of CAPITOL BANK AND TRUST OF CHICAGO as Trustee Under Trust No. 165 Real Estate Transfer Act

July 20, 1984 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 subdivision or part thereof, and to resubdivide said real estate or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to curvy 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, 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 a term of 199 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify any lease and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease, to apply to the court 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 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 mentioned, 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, be bound 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 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 it is one of the deeds or instruments of 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 duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) that the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and duly 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 Grantee, neither individually or as Trustee, or its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything for or by or in 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 liability 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 intent 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 of 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 a beneficiary of an express trust 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 in any other public record, 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 hereunto set her hand and seal this 6th day of July, 1984.

[Signature] SHARON K. CROWLEY (Seal)

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sharon K. Crowley, 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 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 20th day of July, 1984. Commission expires May 2, 1988. [Signature] BARBARA A. SANBORN, NOTARY PUBLIC

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

ADDRESS OF PROPERTY: 1442 W. Fullerton Chgo, IL. THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

10.00

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Provisions of Paragraph 200.1-296 or under provisions of

[Signature] 9/11/84

27 251 156

27 251 156 DOCUMENT NUMBER

7714-1325-1088 7714-29-219-088

UNOFFICIAL COPY

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

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1984 SEP 12 PM 2:41

27251156

TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(QUIT CLAIM DEED)

TO



TRUSTEE

Property of Cook County Clerk's Office

*Box 15*  
MAIL TO:  
ANTHONY J. FORNELL  
188 W RANDOLPH  
CHICAGO 60601

END OF RECORDED DOCUMENT