



QUIT CLAIM DEED IN TRUST

MAY 24 PM 3:03

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Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor STEPHANIE B. BARON, a single woman never married of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) 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 15th day of May 1985, known as Trust Number 1083000 the following described real estate in the County of and State of Illinois, to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

6996549

Property of

11.00

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 said premises or any part thereof, to dedicate parks, streets, highways or alleys and to create 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 in 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, to donate, 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 otherwise, by lease to commence in present or in 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 100 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 in lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of living the amount of present or future rents, to partition or to exchange said property, or any part thereof, in 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 appurtenant to said premises or any part thereof, and to deal 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 held to see to the application of any purchase money, rent, 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 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 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 at the time of the delivery thereof the trust created by this indenture 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 only in the earnings, profits 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 premises as such, but only an interest in the earnings, profits 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 certificate of title or duplicate thereof, or memorial, the words "in trust", "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 claim 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, aforesaid, has hereunto set her hand and seal this 22nd day of May 1985.

Stephanie B. Baron (Seal) STEPHANIE B. BARON (Seal)

Illinois ss. Peter A. Sarasek a Notary Public in and for said County, in the state aforesaid, do hereby certify that Stephanie B. Baron, a single woman never married

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 22nd day of May 1985.

My Commission Expires: 12/3/87 Notary Public

Section 4, Exempt from recording fee, Real Estate Transfer Tax, 5/24/85, Peter A. Sarasek, Notary Public

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After recording return to: CHICAGO TITLE AND TRUST COMPANY Land Trust Department 111 West Washington Street, Chicago, Ill. 60602 Box 533 (Cook County only)

28-30 South Wabash Avenue Chicago, Illinois For information only insert street address of above described property. This Instrument Prepared By: Peter A. Sarasek, Esquire 135 South LaSalle Street, Suite 2300 Chicago, Ill. 60603

LHV

UNOFFICIAL COPY

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EXHIBIT "A"

THAT PART OF LOT 8 IN BLOCK 2 IN FRACTIONAL SECTION FIFTEEN ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 8, THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 40 FEET MORE OR LESS TO A POINT; THENCE RUNNING WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 172 FEET MORE OR LESS TO AN ALLEY; THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID ALLEY 40 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 8; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 172 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 17-15-100-022-0000
COMMON ADDRESS:
29 ~ 30 South Wabash Avenue
Chicago, Illinois

PROPERTY of Cook County Clerk's Office

85 035 426