

UNOFFICIAL COPY

DEED IN TRUST

(QUIT-CLAIM)

COOK COUNTY, ILLINOIS
FILED FOR RECORDS

85 116 573

1985 JUL 29 PM 2:58

85116578

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor JOHN ROUPAS, a bachelor
of the County of Cook and State of Illinois for and in consideration of the sum
of TEN and No/100 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 Garfield Ridge Trust & Savings Bank, an Illinois bank-
ing corporation of Chicago, Illinois, and duly authorized to accept and exercise trusts within the State of Illinois, as Trustee
under the provisions of a certain Trust Agreement, dated the 10th day of June, 1985 and known as Trust Number
85-6-4, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

XXXXXXXX

11.00

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.

That the said 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 purchase, 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 re-allocate 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 to grant to a 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 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 pur-
chase the whole or any part of the premises and to contract in respecting the manner of fixing the amount of present or future rentals, to
participate in 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 said 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, or any 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 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 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 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 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 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 any of their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this Deed or said Trust
Agreement or any amendment thereto, or for injury to person or property arising in or about said real estate, any and all such liability
being hereby expressly waived and released. Any contract, obligation or other duty incurred by the Trustee in connection with said real estate may be entered into by it in the name of the trust, or by any officer or agent 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 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 here and 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 in 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, and all right or benefit under any, 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 his hand and seal this 14
day of 19, 1985.

(Seal) John Roupas (Seal)
John Roupas (Seal)

STATE OF Illinois
COUNTY OF Cook

I, Janice Majewski, a Notary Public in and for said County, is the State
aforesaid, do hereby certify that John Roupas, a bachelor

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 he signed, sealed and delivered the said instrument as his 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 19th day of July, 1985.

Commission expires July 1, 1988
Janice Majewski NOTARY PUBLIC

Document Prepared By: LOUIS M. LIBERT ADDRESS OF PROPERTY: 5301-03 & 5307-23 S. Cicero

124 N. LaSalle St. Suite 220 Chicago, Illinois

Chicago, Illinois 60602 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:

FILED IN ILLINOIS
RECORDS & CLERK'S OFFICE
JUL 29 1985
0750
750
COOK COUNTY
CLERK OF RECORDS
RECORDS & CLERK'S OFFICE
JUL 29 1985
0750
CITY OF CHICAGO
HEAL ESTATE TRANSACTION TAX
0750
RECORDS & CLERK'S OFFICE
JUL 29 1985
0750

85 116 573
DOCUMENT NUMBER

UNOFFICIAL COPY

RECORDED COPY 333

Property of Cook County Clerk's Office

RETURN TO: Garfield Ridge Trust & Savings Bank
6353 West 55th Street
Chicago, Illinois 60638

RECORDERS BOX 333

TRUST NO

DEED IN TRUST

(QUIT CLAIM DEED)

TO

Garfield Ridge Trust & Savings Bank

Chicago, Illinois

TRUSTEE

UNOFFICIAL COPY

LEGAL DESCRIPTION RE: 5301-03 & 5307-23 S. Cicero Avenue
Chicago, Illinois 5 1 1 0 5 7 8

An undivided one-half ($\frac{1}{2}$) interest in
Lots 9, 10 and 11 in Block 21 in W. F. Kaiser and Company's Ardale
Subdivision of the West 1/2 of the South West 1/4 and the West 3/4 of
the East 1/2 of the South West 1/4 of Section 10, Township 38 North,
Range 13 East of the Third Principal Meridian (except the right of way)
except that part of said Lots 9, 10 and 11 aforesaid lying West of a
line drawn from a point in the North line of said Lot 11, said point
being 17 feet East of the North West corner of Lot 11 as originally
platted to a point in the South line of Lot 9 said point being 32 feet
East of the South West corner of said Lot 9 as originally platted also
Lots 12, 13, 14 and 15 in Block 21 in W. F. Kaiser and Company's Ardale
Subdivision of the West 1/2 of the South West 1/4 and the West 3/4 of
the East 1/2 of the South West 1/4 of Section 10, Township 38 North,
Range 13 East of the Third Principal Meridian except that part thereof
lying West of a line 50 feet East of and parallel with the West line of
said section 10 (which line is likewise 17 feet East of the West line
of said Lots 12, 13, 14 and 15 as originally platted) situated in the
County of Cook, State of Illinois

and in
Lot 17 (except street) in Block 21 in Kaiser and Company's Ardale
Subdivision of the West 1/2 of the South West 1/4 and the West 3/4 of
the East 1/2 of the South West 1/4 of Section 10, Township 38 North,
Range 13 (except railroad) in Cook County, Illinois.

PTN 19 10 317 078

19 10 317 080

5301-03

5307-23

So. Cicero

So. Cicero

Chgo

Chgo

85 116 578

Cook County Clerk's Office