

# UNOFFICIAL COPY

## DEED IN TRUST

(QUIT CLAIM)

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COOK  
CO. NO. DIS

2-3294

(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, of **\$ 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 banking corporation of **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 **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

LOT 8 IN BLOCK 21 IN THE F. KATZENBAUM COMPANY'S ADDITIONAL SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 AND THE 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 RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS. REC'D. 19-10-317-023

Full power and authority is hereby granted to said Trustee with respect to the hereinabove real estate or any part or parts of it, and of any other times to buy, sell, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or resell, terms, to convey either with or without consideration, to convey 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 demise the term of 198 years, and to renew or extend leases upon such 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 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 having 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, contract to be sold, leased or mortgaged by said Trustee, or any successor in trust, to be obliged to see to the application of any purchase money, or of 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 in regard to 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 or by 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 thereto, (c) that it is binding upon all beneficiaries thereunder, (d) 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 in trust.

This conveyance is made upon the express understanding and condition that the Trustee, neither individually nor 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 liability being hereby expressly waived and released. Any contract, obligation or debt held by or entered into by the Trustee in connection with said real estate may be entered into by it at the name of the trustee, or trustees under and Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the trustee in its own name, at the time 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 only in the earnings, avails and proceeds arising from the sale of any interest, 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", "upon condition", "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor **JOHN ROUPAS**, hereby expressly waive **S**, and release **S**, 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 homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor **JOHN ROUPAS**, affixed his **S** hereunto set his **hand** and seal, the **12th** day of **SEPTEMBER**, **1985**

(Seal)

*John Roupas*

(Seal)

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STATE OF **Illinois**  
COUNTY OF **Cook**

Linda Wrobel

I, **Linda Wrobel**, Notary Public in and for said County, in the State aforesaid, do hereby certify that **John Roupas**, a bachelor personally known to me to be the same person whose name is **John Roupas**, subscribed to the foregoing instrument, appeared before 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 **12th** day of **September**, **1985**.

Commission expires **July 1, 1988**

*Linda Wrobel*  
NOTARY PUBLIC

Document Prepared By:

**LOUIS M. LIBERT**

**134 N. LaSalle St. Suite 220**

**Chicago, Illinois 60602**

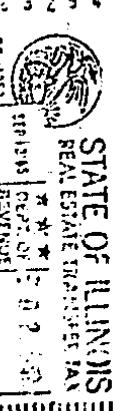
ADDRESS OF PROPERTY:  
**5320 South Keating St.**

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

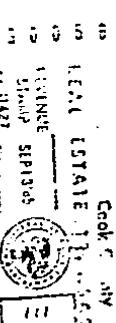
MEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE STAMPS

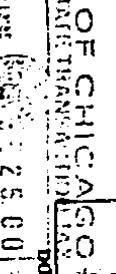


COOK COUNTY  
REAL ESTATE TRANSFER TAX  
REVENUE STAMPS

25.80

\* \* \*

136756



CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
DOCUMENT NUMBER  
**85 189 433**

**UNOFFICIAL COPY**

*MAL*

RETURN TO: Garfield Ridge Trust & Savings Bank  
6553 West Eight Street  
Chicago, Illinois 60628

TRUST NO.

**DEED IN TRUST**

(QUIT CLAIM DEED)

TO

**Garfield Ridge Trust & Savings Bank**  
Chicago, Illinois

TRUSTEE

BOX 333 • HV