

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are on loan!

86034568

THE GRANTOR JOSEPH P. CLAVIN AND DOROTHY J. CLAVIN, HIS WIFE

of the Village of Wilmette County of Cook State of Illinois for the consideration of Ten and no/100s-----DOLLARS,

CONVEY and QUIT CLAIM to

JOSEPH P. CLAVIN, as trustee, under the Clavin Living Trust Dated September 19, 1985 (NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING \$11.25
T#1111 TRAN 5437 01/24/86 16:14:00
#9257 #A *-86-034568

(The Above Space For Recorder's Use Only)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 5 AND 6 IN BLOCK 4 IN E.T. PAUL'S ADDITION TO WILMETTE VILLAGE IN THE SOUTH 1/2 OF THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE AS DOCUMENT NUMBER 1165085 IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NO. 05-28-413-010

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20th day of January 1986

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

+ Joseph P. Clavin (SEAL) + Dorothy J. Clavin (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS SEAL HERE

JOSEPH P. CLAVIN and DOROTHY J. CLAVIN, H/W personally known to me to be the same persons whose names 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 official seal, this 20th day of January 1986

Commission expires January 6 1990

William C. Peterman NOTARY PUBLIC

This instrument was prepared by William C. Peterman, 221 N. LaSalle St., Chgo (NAME AND ADDRESS)

MAIL TO

WILLIAM C. PETERMAN 221 N. LA SALLE ST SUITE 563 CHICAGO, IL 60601

ADDRESS OF PROPERTY 1711 ELMWOOD

WILMETTE, IL 60091 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSE ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO

OR

RECORDER'S OFFICE BOX NO

See attached

APPLY "RIDERS" OR REVENUE STAMPS HERE

86034568
Exempt under Real Property Transfer Tax Act Sec. 4-4
Par. 2 & Cook County Ord. 65104 Par. 4
Date 1-22-86
Sign [Signature]

Quit Claim Deed

INDIVIDUAL TO INDIVIDUAL

TO

TOLLAWE 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 are hereby granted to said trustee to improve, manage, purchase and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; and to resubdivide 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; to donate, to dedicate, to grant, to lease, to mortgage or otherwise encumber said property; or any part thereof; to lease said property; or any part thereof, from time to time, in person, by deed or by power of attorney, by lease, by license, by leasehold, by license in person or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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, lease, and to grant options to lease and options to purchase or future options to purchase the whole or any part of the reversion and to so act 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 a part or easement 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 obliged 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 was 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 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 by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the powers, rights, powers, authorities, duties and obligations of the, 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, rents, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. The 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, rents and proceeds thereof as aforesaid.

There is no title to any of the above lands 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," 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.