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86078509



QUIT CLAIM
DEED IN TRUST

COOK COUNTY, ILLINOIS
REC'D FEB 26 1986

1986 FEB 26 PM 1:34

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Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH That the Grantor **CLYDE W. PHILLIPS, SR.**

of the County of **Cook** and State of **Illinois** for and in consideration of *******TEN AND NO/100(\$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 **22nd** day of **January** **1986**, known as Trust Number **1068138** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot (5) in Brookwood Point No. 2, being a Subdivision of part of the Mprthwest 1/4 of Section 11, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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PERMANENT TAX NO. **32-11-103-005-0000 TP**

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 vacate any subdivision or part thereof, and to redivide said premises 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 mortgagee or mortgagee in trust and to grant to such mortgagee or mortgagee in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, purchase or otherwise encumber said premises, or any part thereof, to lease said premises, or any part thereof, from time to time, in perpetuity or for a term of years, to commence in present or 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 20 years, and to lease 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 purchase, to purchase the whole or any part of the premises and to contract regarding the manner of doing the amount of present or future rentals, to partition or to exchange said premises, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to lease, convey or assign any right, title or interest in or claim or claim appertaining 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 that the terms of this trust have been complied with, or be obliged to improve into the necessity or expediency of any act of said trustee, or be obliged or prohibited 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, as 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, and 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, or that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that if the conveyance is made to a mortgagee or mortgagee in trust, that such mortgagee or mortgagee in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee of said 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, avails and proceeds arising from the sale or other disposition of said real estate, and such interest shall be personal property, and no 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, avails 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 requested not to register or note in the certificate of title or duplicate thereof, or that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that if the conveyance is made to a mortgagee or mortgagee in trust, that such mortgagee or mortgagee in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee of said trust, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and conveys all 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 aforesaid has hereunto set his hand and seal this **22nd** day of **January** 19**86**

Clyde W. Phillips, M.D. (Seal) **CLYDE W. PHILLIPS, SR., M.D.** (Seal)

THIS INSTRUMENT WAS PREPARED BY:

Cary B. Lewis, Jr.
18252 S. California
Homewood, IL 60438

State of **Illinois**)
County of **Cook**) ss. **Cary B. Lewis** a Notary Public in and for said County, in

the state aforesaid, do hereby certify that **Clyde W. Phillips, M.D.**

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 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 **22nd** day of **January** 19**86**

Cary B. Lewis
Notary Public

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

X **246 Ellis Glenwood, Ill. 60425**
For information only insert street address of above described property.

RECORD & RETURN TO LAND TRUST DEPT
CHICAGO CT&T CO. TRUST # 1068138

EXEMPT UNDER PROVISIONS OF PARAGRAPH 11-0.0
SEC. 200142 (b)(3) CHICAGO TRANSACTION TAX
EXEMPT UNDER PROVISIONS OF PARAGRAPH 11-0.0
REAL ESTATE TRANSACTION TAX ACT
DATE: 1/23/86 DECLARANT

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COOK COUNTY CLERK'S OFFICE
RECORDS & RETURN TO PUBLIC WORKS DEPT.