

UNOFFICIAL COPY

1 3 1 0 3 5 2 9



QUIT CLAIM DEED IN TRUST

86138629

Form 359 R. 1/78

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **ROBERT H. KLOPP AND VIOLET R. KLOPP, HIS WIFE,**

of the County of **COOK** and State of **ILLINOIS** far and in consideration of **TEN AND 00/100** 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 Trustees under the provisions of a trust agreement dated the **3rd** day of **APRIL** 19 **86**, known as Trust Number **1087718** the following described real estate in the County of **COOK** and State of Illinois, to-wit:

THE WEST 33 1/3 FEET OF THE EAST 66 2/3 FEET OF LOT 94 IN KOESPER & ZANDERS ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER **13-20-227-000** VOLUME NUMBER _____

TO HAVE AND TO HOLD the said premises with the appurtenances unto 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, mortgage, protect and subdivide said premises and any part thereof, to dedicate parks, streets, high ways or alleys and to vacate any subdivision or part thereof, and to reallocate 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 mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, in any part thereof, from time to time, in any event or occasion, by leases to commence in perpetuity or for a term, 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 leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of leasing the amount of present or future rentals, as a condition of its 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 about or 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 or a part thereof, if 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 trustee or trustees or any part thereof shall be concerned, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase 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, and 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 terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder. It is the duty of said trustee to execute and deliver every such deed, trust deed, lease or other instrument and to file the same with the proper authorities, and to see that a 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 the trust 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, assets and proceeds arising from the sale of other disposition of said real estate, and such interest is hereby declared to be personal property, and such beneficiaries hereunder shall have any title or interest, legal or equitable, in or to said real estate as well as any and all interest in the earnings, assets and proceeds thereof as aforesaid.

It is the intent of all of the above parties in now or hereafter registered, the Registrar of Deeds is hereby directed not to register a note in the certificate of title or duplicate thereof or memorial of the words in trust, or upon and on, or with limitations, or words of similar import, or in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right of 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 of otherwise.

In Witness Whereof, the grantor **S** **Robert H. Klopp** and **S** **Violet R. Klopp** have hereunto set their hand **S** and seal **S** this **3rd** day of **APRIL** 19 **86**

Violet R. Klopp (Seal)
VIOLET R. KLOPP

Robert H. Klopp (Seal)
ROBERT H. KLOPP

THIS INSTRUMENT WAS PREPARED BY:
ATTY. JOHN GOLOSINEC
111 W. WASHINGTON, STE. 1619
CHICAGO, IL. 60602 (312) 782-8976

State of **Ill.**)
County of **COOK**) ss
John S. F. Adamson, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **ROBERT H. KLOPP AND VIOLET R. KLOPP, HIS WIFE,**

personally known to me to be the same person **S** whose name **S** subscribed to the foregoing instrument, appeared before me 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 notary seal this **3rd** day of **April** 19 **86**

MY COMMISSION EXPIRES **3/31/87**
John S. F. Adamson
Notary Public

5629 W. WAVELAND, CHICAGO, IL 60634

After recording return to:
Box 53

For information only (even street address of above described property)

This space for affixing Stamps and Revenue Stamps
EXEMPT UNDER PROVISIONS OF PARAGRAPH 6-1 AND SEC. 2001-2 (B-C), CHICAGO TRANSACTION TAX
EXEMPT UNDER PROVISIONS OF PARAGRAPH 6-1 AND REAL ESTATE TRANSFER TAX ACT
DATE: *4/3/86* DECLARANT: *Robert H. Klopp*

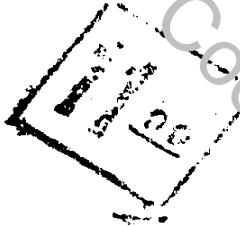
Document Number
86138629

UNOFFICIAL COPY

11/13/2013 10:01 AM

86138629

Property of Cook County Clerk's Office



DEPT-01 RECORDING
T#3333 TRAN 0487 04/10/56 16:01:00
#1868 # 4 * 66-138629