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QUIT CLAIM DEED IN TRUST

COOK COUNTY, ILLINOIS FILED FOR RECORD

1986 SEP -4 PM 1:55

86393495

Form 359 R. 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Earl U. Simpson, divorced and not since remarried, and Nancy D. Smith, married to Samuel W. Smith, of the County of Cook and State of Illinois for and in consideration of 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 9th day of January 1985, known as Trust Number 1086553 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 13 and the North half of Lot 14 in Block 3 in Bankers Resubdivision of Blocks 3 and 10 in H.L. Stewarts Subdivision of the North half of the South East quarter of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

11.00

PERMANENT TAX NUMBER: 2028-404-033 VOLUME NUMBER: 434

TO HAVE AND TO HOLD the said premises with the appurtenances unto the Trustee and for the use 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 ratify all said premises as often as he or she may be lawfully authorized to do so, 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 the grantors, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease 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 199 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 hereof as 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 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 about 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 do 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 any part thereof, 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 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 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 trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 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.

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 is hereby declared to 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 Register 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, S, heretby 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.

In Witness Whereof, the grantor, S, aforesaid hereunto set their hands and seal this 1st day of August 1986

Earl U. Simpson (Seal) Nancy D. Smith (Seal) Samuel W. Smith (Seal)

THIS INSTRUMENT WAS PREPARED BY: Thomas A. Stephens, Esq. 8543 S. Stony Island Chicago, Illinois 60617

State of Illinois, Thomas A. Stephens, a Notary Public in and for said County, in County of Cook, do hereby certify that Earl U. Simpson, Nancy D. Smith and Samuel W. Smith

personally known to me to be the same person, S, whose name, S, are subscribed in 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 notarial seal this 1st day of August 1986

MY COMMISSION EXPIRES August 10, 1986 Thomas A. Stephens Notary Public

7542 S Perry Chicago, Il 60620

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

For information only insert street address of above described property

BOX 833-BV

RECORD & RETURN TO: CHICAGO TITLE AND TRUST COMPANY 1086553

This space for affixing stickers of NOTARIES EXEMPT UNDER PROVISIONS OF NOTARIAL ACT, SEC. 1001-2 (8-9) CHICAGO TRANSACTION TAX AND EXEMPT UNDER PROVISIONS OF PARAGRAPH E, REAL ESTATE TRANSFER TAX ACT. DATE: 2/26/86 DECLARANT: Samuel W. Smith

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Document Number

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2025/01/08