

QUIT CLAIM DEED IN TRUST **UNOFFICIAL COPY** 87530711

Form 82-008 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (s) MARSHALL J. MOLTZ

of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claims 9 unto PARKWAY BANK AND TRUST COMPANY, Harlem at Lawrence Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 15th day of April 19 76, known as Trust Number 3329, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 6 (except that part taken for widening Ashland Avenue) and the North 4.94' of Lot 7 (except that part taken for widening Ashland Avenue) in Block 8 in G.H.A. Thomas Subdivision of Blocks 8 and 9 in L. Turners Subdivision of North Easterly 1/2 of East 1/2 of South East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 3344 North Ashland Ave., Chicago, Illinois  
Tax No: 14-19-426-033-0000 *HCO*

**THIS PROPERTY IS COMMERCIAL PROPERTY AND DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE WITHIN NAMED GRANTOR**

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 hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof (including streets, highways or alleys and to vacate any subdivision or part thereof, and to reutilize 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, or any part thereof, from time to time, in possession or reversion, by leases 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 demise 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 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 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 adjacent 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 a part thereof 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 to be received 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, 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, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and provisions 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 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, 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 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, assets 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 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 of otherwise.

In Witness Whereof, the grantor, Marshall J. Moltz aforesaid has hereunto set his hand and seal this 17th day of September 19 87

MARSHALL J. MOLTZ

THIS INSTRUMENT WAS PREPARED BY:  
MARSHALL J. MOLTZ, Attorney at Law  
77 W. Washington St., Suite 1620  
Chicago, IL. 60602

PREPARED BY:  
MARSHALL J. MOLTZ  
62 WEST WASHINGTON  
CHICAGO, IL 60602

State of Illinois } I, the undersigned a Notary Public in and for said County in  
County of Cook } SS the state aforesaid, do hereby certify that MARSHALL J. MOLTZ

is 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 at 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 17th day of Sept, 19 87

*Notary Signature*  
Notary Public

Section 2001.45 of the Public Act of 1975, known as the Uniform Gifts to Minors Act (UGMA), and Section 2001.46 of the Public Act of 1975, known as the Uniform Transfers to Minors Act (UTMA), do not apply to this instrument.

REVENUE STAMPS

Example under provisions of Paragraph 1 of Section 2001.45 of the Public Act of 1975, known as the Uniform Gifts to Minors Act (UGMA), and Section 2001.46 of the Public Act of 1975, known as the Uniform Transfers to Minors Act (UTMA), do not apply to this instrument.

PARKWAY BANK AND TRUST COMPANY  
HARLEM AT LAWRENCE AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60656  
BOX 473 443

3344 North Ashland Ave., Chicago, IL.

For information only insert street address of above described property

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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T#0003 TRAN 9440 08/29/87 11:10:00  
#8600 \* C \* -87-530711  
COOK COUNTY RECORDER