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QUIT CLAIM DEED IN TRUST

Form 359 R 1/82

The above space for recorder's use only

D-3 71-40-501

THIS INDENTURE WITNESSETH, That the Grantor

ALEXANDER B. MAGNUS, divorced and not since remarried

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the Metropolitan Bank and Trust Company as Trustee under Trust Agreement dated February 15, 1977 and known as Trust #1200,

real estate in the County of Cook and State of Illinois, to-wit:

12.00

See Attached Document (Exhibit A)

1855 Oakwood Cherry St

17-32-300-078

17-32-300-079

PERMANENT TAX NUMBER: 17-32-300-081

VOLUME NUMBER: 523

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 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 person or in person or in person, 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 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 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, or to any 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 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 thereto, 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 his, 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 Registrar of Titles is hereby directed not to register or to file 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 release 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 or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 30th day of October 19 87

A. B. Magnus (Seal) ALEXANDER B. MAGNUS Alexander B. Magnus

THIS INSTRUMENT WAS PREPARED BY: Martin B. Zells 405 North Wabash Avenue, #4003 Chicago, IL 60611 - 312/644-4441

State of Illinois } 55 James M. Knox Notary Public in and for said County in County of Cook } the state aforesaid do hereby certify that ALEXANDER B. MAGNUS

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 30th day of October 19 87

MY COMMISSION EXPIRES June 8, 1989

James M. Knox Notary Public

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH... CHICAGO... 10/31/87 James M. Knox Buyer, Seller, Representative

Exempt under provisions of Paragraph... Section 4... Real Estate... 10/31/87 James M. Knox Buyer, Seller or Representative

87591304 Document Number

THAT PART OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 WITH A LINE PARALLEL TO AND 275 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 32; THENCE EAST ON LAST DESCRIBED LINE 462.93 FEET; THENCE NORTHEASTERLY ON CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 350 FEET, A DISTANCE OF 162.48 FEET TO POINT OF TANGENT IN A LINE PARALLEL TO AND 533 FEET EAST OF THE WEST LINE OF SECTION 32, AFORESAID; THENCE NORTH ON LAST DESCRIBED LINE 41.03 FEET TO A POINT 77.2 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 32; THENCE SOUTHWESTERLY ON CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 227.2 FEET, A DISTANCE OF 180.25 FEET TO POINT OF TANGENT IN A LINE PARALLEL TO AND 145 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 32; THENCE WEST ON LAST DESCRIBED LINE 338 FEET TO A POINT IN A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SECTION 32, AFORESAID; THENCE SOUTH ON LAST DESCRIBED LINE 130 FEET TO PLACE OF BEGINNING.

ALSO

THAT PART OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 WITH A LINE PARALLEL TO AND 263 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST ON LAST DESCRIBED LINE 303.54 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 192 FEET, A DISTANCE OF 273.62 FEET, MORE OR LESS, TO A POINT 526.56 FEET EAST OF THE WEST LINE AND 427.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE NORTHERLY ON A STRAIGHT LINE A DISTANCE OF 44.89 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS PARALLEL TO AND 533 FEET EAST OF THE WEST LINE OF SAID SECTION 32, SAID POINT BEING 471.93 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE NORTH ON LAST DESCRIBED PARALLEL LINE A DISTANCE OF 75.07 FEET, MORE OR LESS, TO A POINT WHICH IS 118.23 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 32; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 350 FEET, A DISTANCE OF 162.48 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 275 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 32, SAID POINT BEING 495.93 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE WEST ON LAST DESCRIBED PARALLEL LINE 462.93 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE SOUTH ON LAST DESCRIBED PARALLEL LINE 127.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO

THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE WITH A LINE PARALLEL TO AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST ON LAST DESCRIBED LINE A DISTANCE OF 280 FEET; THENCE NORTH ON A LINE PARALLEL TO AND 313 FEET EAST OF THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 63 FEET TO A POINT OF CURVE; THENCE ON A CURVE TANGENT TO LAST DESCRIBED LINE AND CONVEX TO NORTH WEST, WITH A RADIUS OF 208 FEET, A DISTANCE OF 193.92 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 263 FEET NORTH OF THE SOUTH LINE OF SECTION 32, AFORESAID; THENCE WEST ON LAST DESCRIBED LINE A DISTANCE OF 364.05 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 (BEING THE EAST LINE OF SOUTH ASHLAND AVENUE); THENCE SOUTH ON LAST DESCRIBED LINE A DISTANCE OF 230 FEET TO POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.

87591304

EXHIBIT "A"