

# UNOFFICIAL COPY



QUIT CLAIM  
DEED IN TRUST

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1988 FEB -2 PM 3: 23

88047878

Form 359 R 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s, BERNARD COHEN and LOIS COHEN, his wife,

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 21st day of DECEMBER 1987, known as Trust Number 1091021 the following described real estate in the County of COOK and State of Illinois, to-wit:

Lots 23 and 24 in Allen and Weber Kenilworth Avenue Subdivision of the East 10 acres of the Northwest Quarter of the Northeast Quarter of Section 34, Township 41 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NUMBER: 10-34-240-053 ABO ALL VOLUME NUMBER: 129

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth. Full power and authority is hereby granted in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to demolish parts, streets, highways, alleys and to create any subdivision or partitioned, and to resubdivide 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 the title, estates, powers and authorities vested in said trustee to lease, 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 perpetuity or for 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 for a term of 198 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, or 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 reversion, 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 the same, 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 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 held, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rents or money borrowed or advanced on said premises, or to be obliged to see that the terms of this trust have been complied with, or to be obliged to inquire into the necessity, expediency or any other condition of any act or instrument done or executed by said trustee in relation to said real estate, shall be conclusive evidence in favor of any person dealing with said trustee in relation to said real estate, or any instrument, (a) that at the time of the delivery thereof the trust created by this indenture and the said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust contained in this indenture and in said trust agreement or in some amendment thereto, and binding upon all beneficiaries thereunder, (c) that said trustee is duly authorized and empowered to execute and deliver over such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a trustee 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 and authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them in 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, heirs, under 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 in any of the above lands is not 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", "in 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 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, in execution of otherwise.

In Witness Whereof the grantor s aforesaid has ve heretounto set their marks and seal s this 21st day of DECEMBER 1987.

Bernard Cohen  
BERNARD COHEN

(Seal)

Lois Cohen  
LOIS COHEN

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

Mark Rubert

3232 W. Peterson Avenue

Chicago, IL 60659

the undersigned

the state aforesaid, do hereby certify that BERNARD COHEN and LOIS COHEN, his wife

personally known to me to be the same persons whose name s are are subscribed to 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 15 day of January 1988.

Diane M. Scaletta  
Notary Public

" OFFICIAL SEAL "  
DIANE M. SCALETTA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/13/90

MY COMMISSION EXPIRES

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)

7051 N. Tripp, Lincolnwood, IL

For information only insert street address of  
above described property

12<sup>00</sup>

Property of  
Section 4,  
Treasurer or Representative

This space for affixing Ruler and Revenue Stamps.

1-19-88  
Date

8626088  
Refugee Support

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Property of Cook County Clerk's Office

McCormick  
Barber