



QUIT CLAIM DEED IN TRUST

89433155

Form 359 R. 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor JAMES B. DAVIS

of the County of COOK and State of ILLINOIS for and in consideration of TEN & NO/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 Trustee under the provisions of a trust agreement dated the fourteenth (14th) day of AUGUST 1989, known as Trust Number 1093396 - DEPT. OF REVENUE DESCRIBED real estate in the County of COOK and State of Illinois, to-wit: TRAC 5511 89/ 4/89 8331 & C * -89 COOK COUNTY RECORDER

LOT 30, BLOCK 2 in GUNDERSON'S SECOND ADDITION TO CHICAGO A SUBDIVISION IN THE WEST 1/2, NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 16-15-112-018 VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances to 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 dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to re-convey 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 trust, 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 perpetuity or for a term, to purchase or revert, in whole or in part, to lease or to grant options to lease and to amend, change or modify leases and the terms and provisions hereof in 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 hereof 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 commissions or charges of any kind, to release, convey or assign any right, title or interest in or about or concerning the 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 in the same, whether similar to or different from the ways above specified, in any way or ways hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to the terms and provisions 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, cash, 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 the 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 the 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 terms, conditions and limitations contained in this indenture and in said trust agreement and 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 interests of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, averts 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, averts and proceeds therefrom as aforesaid.

If the sale 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 elsewhere, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in a certificate with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefits under and by virtue of or under 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 hand and seal this 15th day of August, 1989.

James B. Davis (Seal) Estelle Davis (Seal) JAMES B. DAVIS (Seal)

THIS INSTRUMENT WAS PREPARED BY: Attorney Roscoe C. Foreman 980 N. Michigan suite 1400 Chicago, Illinois 60611

State of Illinois, I, Roscoe C. Foreman, a Notary Public in and for said County, in County of Cook, the state aforesaid, do hereby certify that James B. Davis, Estelle Davis

personally known to me to be the same person whose name is subscribed to the 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.

Notary Public State of Illinois My Commission Expires 3-3-93

4711 West Jackson \$12.00 MAIL

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)

89433155 DOCUMENT NUMBER -89-433155

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