



QUIT CLAIM DEED IN TRUST

COOK COUNTY, ILLINOIS DEED RECORD

31 OCT 2 33

89515856

Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, RUDOLPH A. JAMES AND VELMA R. JAMES as joint tenants

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 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 seventeenth day of OCTOBER 19 89, known as Trust Number 1093404 the following described real estate in the County of COOK and State of Illinois, to-wit: THE SOUTH THIRTY (30) FEET OF THE NORTH FORTY FIVE (45) FEET OF LOT THREE (3) IN BLOCK TEN (10) IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PTN 30-15-414-017

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 dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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, to 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, to lease to commence in present or future, and upon any terms and for any period or periods of time and to amend, change or modify lease, 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, to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of having 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 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 that the terms of this deed 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 act 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 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 the, his or their predecessor in trust

The interest of each and every beneficiary hereunder and of all persons claiming under the same 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 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 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 or otherwise

In Witness Whereof, the grantor S aforesaid ha VE hereunto set their hand S and seal S this 17th day of October 19 89

Rudolph A. James (Seal) Velma R. James (Seal)

PREPARED BY: ATTY LUKE HUNTER 4651 S. COTTAGE GROVE CHICAGO, ILL 60653

12.00

State of Illinois County of Cook Luke Hunter Notary Public in and for said County, in the state aforesaid, do hereby certify that Rudolph A. James and Velma R. James, his wife are

personally known to me to be the same person S whose names S 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 17th day of October 19 89

Luke Hunter Notary Public

After recording return to: CHICAGO TITLE AND TRUST COMPANY Land Trust Department 111 West Washington Street, Chicago, Ill. 60602

6212 So. St. Lawrence For information only insert street address of above described property.

Box 539 (Cook County only) Box 333

RECORD & RETURN TO LAND TRUST DEPT CHARGE TRST CO. TRUST # 1093404

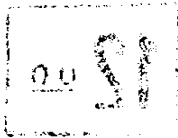
EXEMPT FROM PROVISIONS OF PRESENTATION TAX SEC 2012 (B) CHICAGO TRANSFER TAX EXEMPT UNDER PROVISIONS OF PARAGRAPH 1 REAL ESTATE TRANSFER TAX ACT DATE 10-27-89 DECLARED Luke Hunter

This space for affixing Stamps and Revenue Stamps EXEMPT FROM PROVISIONS OF PRESENTATION TAX SEC 2012 (B) CHICAGO TRANSFER TAX EXEMPT UNDER PROVISIONS OF PARAGRAPH 1 REAL ESTATE TRANSFER TAX ACT DATE 10-27-89 DECLARED Luke Hunter

89515856 Document Number

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