

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)

89079218

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THE GRANTOR, CAROLYN A. KREMER, a single person never married,

of the City of Chicago County of Cook
State of Illinois for the consideration of
TEN AND NO ONE-HUNDREDETHS DOLLARS,
and the release of her obligations and duties under
an Articles of Agreement for Warranty Deed for the real
estate, CONVEYS and QUIT CLAIMS to:

Western Springs National Bank and Trust Company,
a corporation, as trustee, under trust numbered
3106 pursuant to the provisions of a trust agree-
ment dated January 25, 1989
(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

THE SOUTH 33 1/2 FEET OF LOT 8 IN BLOCK 9 IN COCHRAN'S ADDITION TO EDGEWATER,
BEING A SUBDIVISION OF THE SOUTH 1946 FEET OF THE WEST 1320 FEET OF THE EAST
FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 FEB 22 PM 3:20

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-05-408-021-0000 VOLUME 473

Address(es) of Real Estate: 5620 North Winthrop Avenue, Chicago, Illinois 60660

DATED this 21st day of February 1989

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Carolyn A. Kremer (SEAL) _____ (SEAL)
CAROLYN A. KREMER

(SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



CAROLYN A. KREMER

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 she signed, sealed and delivered the said instrument as her 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 official seal, this 21st day of February 1989

Commission expires July 25, 1990

Jack L. Hutchinson
NOTARY PUBLIC

This instrument was prepared by Jack L. Hutchinson, 221 North LaSalle St., Suite 1900, Chicago, IL 60601
(NAME AND ADDRESS)

MAIL TO:

Peter L. Regas
(Name)
111 W. Washington St. #1525
(Address)
Chicago, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

BOX 333-GG

89262068
I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXCEPT UNDER PROVISIONS OF PARAGRAPH 4, REAL ESTATE TRANSFER TAX ACT.
EXCEPT FOR THE PAYMENT OF THE TRANSFER TAX AS PROVIDED IN SECTION 15-1.205 OF SAID ORDINANCE.
BY PARAGRAPH 11 (Hutchinson, Attorney)

71-82-061P4
1990-8-14
1200
February 21, 1989
Date
Seller or Representative

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Quit Claim Deed INDIVIDUAL TO INDIVIDUAL

TO

11/11/11

Property of Co

GEORGE E. COLE
LEGAL FORMS

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 resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey 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 renew leases 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 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 thereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to any part of 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, rent, 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 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 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 trust 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 note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words or similar import, in accordance with the statute in such case made and provided.

Office