

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

1004 QUIT CLAIM DEED IN TRUST 89079219 1989 FEB 22 PM 3:25 89079219

D1318-15 CF R10/88 BFC Forms

71-82-061 D4

THIS INDENTURE WITNESSETH, That the Grantor, William Phillips, a single person, never married, 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, Convey S and Quit Claims unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the 25th day of January 19 89, known as Trust Number 3106 the following described Real estate in the County of Cook and State of Illinois, to wit:

The South 33 1/3 feet of Lot 8 in Block 9 in Cochran's addition to Edgewater, being a Subdivision 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

PIN: 14-01-108-021 Common Address: 5620 N. Winthrop, Chicago, Illinois 60660

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 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 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 lease 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 act 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 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, 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under or in 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 shall be 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 hereby expressly waive and release 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 aforesaid has hereunto set his hand and seal this 21st day of February 19 89

(Seal)

William Phillips (Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY: Peter L. Regas, 111 W. Washington Chicago, Illinois 60602

State of Illinois ss. I, Peter L. Regas a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that William Phillips

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 21st day of February 19 89

OFFICIAL SEAL PETER L. REGAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/21/92

Notary Public

Section 4

Buyer, Seller or Representative

2/21/89 Date

HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSFER OF REAL ESTATE EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1-2B5 OF SAID ORDINANCE.

Document Number

89079219

MAIL TO PETER L. REGAS 111 W. Washington Chicago IL 60602

BOX 333 - GG

5620 North Winthrop Chicago, IL 60660

After recording return to: WESTERN SPRINGS NATIONAL BANK AND TRUST Land Trust Department 4456 Wolf Road Western Springs, IL 60558

For information only insert street address of above described property

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