



QUIT CLAIM
DEED IN TRUST

UNOFFICIAL COPY

89180802

Form 359 R 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, MARGARET E. JACKSON, a widow and not since remarried,

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) and 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 30th day of August 1985, known as Trust Number 1087532 the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 404 in Grand Towers Plaza Condominium as delineated on a survey of the following described property: Part of the East 1/2 of the Northeast 1/4 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian in Franklin Park, Cook County, Illinois, which survey is attached as Exhibit "E" to the Declaration of Condominium made by Affiliated Bank/ Franklin Park, successor by merger with First State Bank & Trust Co. of Franklin Park as Trustee under Trust Agreement dated May 19, 1987 and known as Trust No. 1217 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 30, 1987 as Document Number 87,680,416, together with their undivided percentage interest in said parcel, excepting from said parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey, as amended from time to time.

PERMANENT TAX NUMBER: VOLUME NUMBER: TO HAVE AND TO HOLD the said premises with the appurtenances to 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, high ways or alleys and to vacate any subdivision of 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, 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 lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding 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 thereof in version 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 hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to the whole 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. (c) 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 no 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 thereto 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, assets 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, assets and proceeds thereof. 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 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 in execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 1st day of June 1988

Margaret E. Jackson (Seal)
Margaret E. Jackson (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Harry P. Stinespring, III
77 West Washington, Suite 1801
Chicago, IL 60602

State of Illinois }
County of McHenry }
I, Stephanie L. Keenum, a Notary Public in and for said County, on the state aforesaid do hereby certify that Margaret E. Jackson, a widow and not since remarried,

personally known to me to be the same person whose name she 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.

OFFICIAL SEAL
STEPHANIE L. KEENUM
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPI. JUNE 18, 1991

MY COMMISSION EXPIRES 6/18/91

Stephanie L. Keenum
Notary Public

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)

For information only. A street address of the new owner is required.

12.00 MAIL

Dated: 6-1-88
This transfer is exempt pursuant to Chapter 120, Paragraph 1004 (e) of the Illinois Revised Statutes.
Harry P. Stinespring, III
Clerk of Cook County, Illinois
This space for filing Return and Recording Charge for each document.

\$12.25
793332 TRAN 8489 04/24/89 14:56:00
83523 C 89-180802
COOK COUNTY RECORDER

Document Number
89180802

89-180802

Permanent Index Numbers: 12-29-205-007, 12-29-205-033, 12-29-205-028 and 12-29-205-026
Address of Property: 10515 W. Grand Avenue, Unit 404, Franklin Park, IL 60131

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 10-7930
FROM: DEPT-01
TO: DEPT-01
SUBJECT: DEPT-01

20818163



PLEASE RETURN TO:

DEPT-01 STINESLING & ASSOC., P.C.
17 WEST WASHINGTON, #1801
CHICAGO, ILLINOIS 60602