

UNOFFICIAL COPY

QUIT CLAIM
DEED IN TRUST

89180967

COOK COUNTY, ILLINOIS

THE ARCHIVE SPACE FOR RECORDS 89180967

THIS INDENTURE WITNESSETH, That the Grantor **Chromium Industries Incorporated, an Illinois corporation**

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, Conveys **QUIT CLAIMS** into the **PIONEER BANK & TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **23rd** day of **March** 19**89** known as Trust Number **25122**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lots 10 to 22, both inclusive, Lots 25 and 26, and Lots 29 to 35, both inclusive, in Block 1 in West Chicago Land Company's Subdivision of the North West 1/4 of the North West 1/4 of Section 10, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

THE GRANTOR DECLARES THAT THE ATTACHED DEED REPRESENTS A TRANSACTION

PROPERTY ADDRESS: **1645 W. Chicago Avenue, Chicago, Illinois**

P.I. NOS. **16-10-101-001, -002, -003, -004, -005, -014, -015, -018, -020, -021, -027, -023, and -024**

Grantee's Address: **100 West North Avenue, Chicago, Illinois 60669**

1200

TO HAVE AND TO HOLD the said premises with the improvements upon the trusts and for the uses and purposes herein set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises and thereon, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to redivide said property as often as required, to contract to sell, to grant options to purchase, to sell on any terms, to lease by either with or without consideration, to convey and purchase 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, power, authority and interest 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, by lease in common or in severalty in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single 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, modify, lease and the terms and provisions thereof at any time or times hereafter, and to contract to make leases and to grant options to lease and to renew, lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of doing the amount of present or future return 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 lease, 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 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and 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, that said trust agreement or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that at the conveyance or delivery of such instrument to 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 it, his 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 limitation", 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 all money and all right of 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 of otherwise.

In Witness Whereof, the grantor is represented by its President on this 31st day of March 1989

Pat Meschi (Seal) BY: Peter J. Heidengren (Seal)
Peter J. Heidengren, President (Seal)

State of ILLINOIS)
County of COOK)
I, MARY BETH MATELA, a Notary Public in and for said County, do hereby certify that PETER J. HEIDENGRIN AND PAT MESCHI, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF CHROMIUM INDUSTRIES INCORPORATED

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they

sealed and delivered the said instrument as TAXY free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

under my hand and notarial seal this 31st day of March 1989

OFFICIAL SEAL
MARY BETH MATELA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/23/91

Mary Beth Matela
Notary Public

Pioneer Bank & Trust Company

PREPARED BY:

4645 W. Chicago Ave., Chicago, IL

Box 22

D. CONOVER
2500 PRUDENTIAL PLAZA
CHICAGO, IL 60601

For information only insert street address of above described property.

Vertical text on the right margin: "This office is serving money and securities under provisions of Paragraph 2, Section 6, of the State Transfer Tax Act."

89180967

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NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____
DATE: _____
[Signature]

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N/D

BOX 333

Property of Cook County Clerk's Office

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