

UNOFFICIAL COPY

DEED IN TRUST

(QUIT-CLAIM)

1990

90458314

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Sharon K. Crowley,
 divorced and not since remarried
 of the County of Cook and State of Illinois, for and in consideration of the sum
 of Ten and no/100 Dollars,
 (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby
 duly acknowledged, Convey S and Quit Claim S unto Capitol Bank and Trust, an Illinois banking corpora-
 tion whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of
 Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 29th day of June, 1989, and
 known as Trust Number 1820, the following described real estate in the County of Cook
 and State of Illinois, to-wit:

Lot 5 in Block 3 in W. C. Reynold's Subdivision of the East
 1/2 of the North East 1/4 of the North West 1/4 of Section 9,
 Township 39 North, Range 13 East of the Third Principal
 Meridian in Cook County, Illinois

16-09-113-024-0000
 644 N. Laramie, Chicago, Illinois

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Prepared by: K. Osga, 535 N. Taylor, Oak Park, Il. 60302

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or
 times to improve, manage, protect and to do all things which he or she may deem proper, to dedicate parks, streets, highways or alleys and to
 vacate any subdivision or part thereof, and to subdivide said real estate as often as desired, to contract to sell, to grant options to pur-
 chase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate,
 or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the 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 100 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 pur-
 chase 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 real estate or any part thereof, or 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 real estate or any part thereof,
 and to deal with said real estate and every part thereof in all other ways and for such other considerations as would be lawful for any
 person owning the same to deal with the same, whether similar or different from the ways above specified, at any time or times
 hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate
 or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see
 to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the
 terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said trust property shall be conclusive evidence
 in favor of every person relying upon or claiming under any such conveyance, lease, mortgage or other instrument, (a) that at the time of the delivery
 thereof the trust created by this Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instru-
 ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all
 amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly
 authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the con-
 veyance is made to a successor or successor in trust, that such successor or successor in trust has been properly appointed and are fully
 vested with all the title, estate, rights, powers, authorities, duties and obligations of the trust, their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, either individually or as Trustee, nor its
 successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if they or
 its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust
 Agreement or any amendment thereof, or for injury to person or property, happening in or about said real estate, any and all such liabil-
 ity being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-
 nection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-
 in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust
 and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness
 except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and dis-
 charge thereof). All persons and corporations whatsoever shall be charged with notice of this condition from the date
 of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any
 of them shall be only in the earnings, avails and proceeds arising from the sale of any of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to
 vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 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 Sharon K. Crowley hereunto set her hand and seal this 12th
 day of September, 1990
 (Seal) Sharon K. Crowley (Seal)
Sharon K. Crowley (Seal)

STATE OF Illinois
 COUNTY OF Cook
 I, Sharon K. Crowley, the undersigned, a Notary Public in and for said County, in the State
 aforesaid, do hereby certify that Sharon K. Crowley, divorced and not since remarried
 personally known to me to be the same person whose name is 18 subscribed to the foregoing instrument, appeared be-
 fore me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and volun-
 tary 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 19 day of Sept, 1990
 Commission expires 6/9 1991 Krista Allen Osga NOTARY PUBLIC

MAIL TO:
 TRUST DEPT.
 Capitol Bank and Trust
 4801 W. Fullerton
 Chicago, IL 60639

SEAL
 K. OSGA
 STATE OF ILLINOIS
 EXPIRES 6/9/91

ADDRESS OF PROPERTY
644 N. Laramie
Chicago, Illinois
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
 ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO
 (Name)
 (Address)

I hereby declare that the attached deed represents
 transaction exempt under provisions of Paragraph
 Section 4, of the Real Estate Transfer Tax Act.

30458314
 DOCUMENT NUMBER

79 91-16 DZ

RETURN TO: Capital Bank and Trust
4801 West Fullerton
Chicago, Illinois 60639

TRUST NO. _____

UNOFFICIAL COPY

DEED IN TRUST

(QUIT CLAIM DEED)

TO

 **CAPITOL BANK
AND TRUST**
4801 W. Fullerton • Chicago, Illinois 60639 • (312) 622-7100
Member FDIC

TRUSTEE

Property of Cook County Clerk's Office

90458314