



QUIT CLAIM
DEED IN TRUST

Form 359 R 1/82

90238875

The above space for recorder's use only

UNOFFICIAL COPY

23 APR 36

90738875

THIS INDENTURE WITNESSETH, That the Grantors, **ROCCO PADULO, JR.**, married to Ann C. Padulo, **JAMES PADULO**, married to Mary Padulo, and **BARBARA BAUMGARTNER**, formerly known as Barbara Krause, married to Donald Baumgartner of the County of **Cook** and State of **Illinois** for and in consideration of **TEN and no/100 (\$10.00)** 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 **10th** day of **April** 19**90**, known as Trust Number **1095510** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 11 in Block 3 in Grand Addition to Edison Park being a Subdivision of the East 25 acres of the West 30 acres of the North 60 acres and the North 30 acres of the West 50 acres of the South 100 acres of the North East quarter of Section 36, Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.**

This property is not homestead property to **JAMES PADULO** and **BARBARA BAUMGARTNER**.

7/16 W. OLIVE

PERMANENT TAX NUMBER: **09-35-201-023-0000** VOLUME NUMBER: **306**

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, highways 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, to pledge or otherwise encumber said property, at any part thereof, to leave said property or any part thereof, from time to time, in possession or reversion, by leaves in continuance in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single devise a term of 198 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 any premises and to contract respecting the manner of living 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 rights of any kind, to release, convey or assign any right, title or interest in or about or incident 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 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, 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, and that such 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 hereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 this 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 of 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.

And the said grantor S. 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 S. afforesaid have hereunto set their hand S. and seal S. this **10th** day of **April** 19**90**

Rocco Padulo Jr. (Seal)
ROCCO PADULO, JR.

James Padulo (Seal)
JAMES PADULO

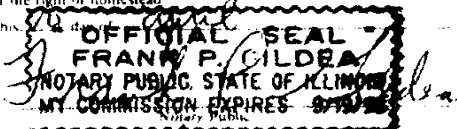
Barbara Baumgartner (Seal)
BARBARA BAUMGARTNER formerly known as Barbara Krause

Ann C. Padulo (Seal)
ANN C. PADULO

THIS INSTRUMENT WAS PREPARED BY:
Allan Spector, Esq.
450 Skokie Blvd., Suite 904
Northbrook, Illinois 60062

State of **ILLINOIS** }
County of **COOK** }
I, **Frank P. Gildea**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **ROCCO PADULO, JR.**, married to **Ann C. Padulo**, **James Padulo**, married to **Mary Padulo**, and **BARBARA BAUMGARTNER**, formerly known as **Barbara Krause**, married to **Donald Baumgartner**

personally known to me to be the same person S. whose name S. subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



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 insert street address of above described property

Box 9273

This space for affixing Rubens and Revenue Stamps

EXEMPT UNDER PROVISIONS OF TRANSFER TAX
SEC. 2032 (b)(5) & 2036 (b)(5) SECTION TAX

EXTENDED TO 10/1/90 BY CHICAGO

REAL ESTATE
DATE 5/11/90
R. Padulo
by Report

13.00

90238875
Document Number

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