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90307478

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DELROY M. RICHARDSON, married to GRETA M. RICHARDSON, of 6318 Hannon Court, San Diego, California 92117 for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Conveys and Quitclaims unto DELROY M. RICHARDSON and GRETA M. RICHARDSON, 6318 Hannon Court, San Diego, California 92117, not individually, but as trustees under the provisions of a declaration of trust known as the "1974 RICHARDSON FAMILY TRUST", dated September 5, 1974 and amended September 23, 1974, March 15, 1976, September 10, 1976, February 13, 1979 and September 21, 1979 and restated October 27, 1980 and amended January 17, 1983, May 1, 1985 and March 6, 1988, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said declaration of trust, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at 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 demise 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

THIS IS NOT HOMESTEAD PROPERTY

90307478

1608

THIS DEED REPRESENTS AN
EXEMPT TRANSACTION PURSUANT
TO SECTION 4 OF THE REAL
ESTATE TRANSFER ACT.

DATED 6/24/89
Gretta M. Richardson
Delroy M. Richardson
Legal and Title

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release convey or assign any right or title or interest in or about or easement appurtenant to said real estate 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 the trustee 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 the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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.

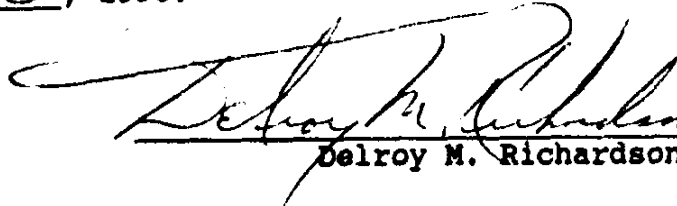
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

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And 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 aforesaid, DELROY M. RICHARDSON has executed this Quitclaim Deed in Trust on this 30 day of March, 1990.



Delroy M. Richardson (Seal)

Property of Cook County Clerk's Office

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STATE OF CALIFORNIA

COUNTY OF San Diego

} ss.

On March 30, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared

Delroy M. Richardson, married to Greta M. Richardson

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) _____ is

subscribed to the within instrument and acknowledged that _____ he _____ executed the same.

WITNESS my hand and official seal.



Merry-Haack

(Notary Public's Signature)

023200 9-82* 25 PB Individual Notarial Acknowledgment

Notary Public

My Commission Expires:

This Instrument Prepared By:

THOMAS G. DRATHS
BURKE, WILSON & McILVAINE
500 West Madison, Suite 3700
Chicago, Illinois 60606

Upon Recordation Return To:

THOMAS G. DRATHS
BURKE, WILSON & McILVAINE
500 West Madison, Suite 3700
Chicago, Illinois 60606

Box 326

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EXHIBIT A

THE SOUTH 1/2 OF LOT 6 IN THE EAST 1/2 OF BLOCK 17 IN FITNER'S SUBDIVISION
OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 20-27-313-038
Volume : 267

Commonly Known As:

7756-58 South Michigan Ave.
Chicago, Illinois

DEPT-01 RECORDING \$16.00

TN2222 TRAN 0229 06/27/90 11:29:00

#4582 # B *-90-307478

COOK COUNTY RECORDER

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