



QUIT CLAIM DEED IN TRUST

UNOFFICIAL COPY 91408098

1991 AUG 12 PM 2:08

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Form 359 R 1/82

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, That the Grantor s, GLOURIS MORGAN and ALBERTA MORGAN,

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 2nd day of September 1971, known as Trust Number 58118 the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 41 in Block 12 in B. F. Jacob's Subdivision of Blocks 12 and 13 in the Circuit Court Commissioners Partition of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 31, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

1200

PERMANENT TAX NUMBER: 21-21-115-006

VOLUME NUMBER

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trustee 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, mortgage, pledge and subdivide said premises or any part thereof, to include parks, streets, highways or alleys and to vacate any subdivided part thereof, and to sell, divide and property or other interests in said premises or any part thereof, 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 at law and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to dedicate, to mortgage, pledge or otherwise encumber said premises or any part thereof, to lease said property or any part thereof, from time to time, in fee simple or reversion, by leases to commence 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 terminate 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 of any lease 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 premises or any part thereof, to execute and deliver all instruments necessary to carry out the intent, to partition or to exchange said premises or any part thereof, for other real or personal property, to grant agreements of charges of any kind, to release, 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 or any part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to do, with the same, when not contrary to law, and to do all things in 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 any part thereof, be obliged to inquire into the validity of any conveyance or mortgage made by said trustee, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity of any act of said trustee, or be obliged or privileged to require 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 or other instrument. From the time of the delivery thereof the trustee created by this indenture and by said trust agreement may in full faith and belief, in the exercise of his or her discretion, as a trustee, in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in any other instrument, execute and deliver all instruments necessary to carry out the intent, and said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed in a duly vested will of the full estate, rights, powers, authorities, duties and obligations of his or her predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be limited to the earnings, assets and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby assigned to the person or persons named in this certificate, and shall have any title or interest legal or equitable in or to said real estate as such, but only as interest in the earnings, assets and proceeds, to wit: as follows:

If the title to any of the above lands is now or hereafter registered in the Register of Deeds as hereby directed, to be registered 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 party S hereby expressly waives, releases and agrees any and all rights, claims and interests in the lands hereby conveyed, to the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s do hereby set their hands and seal s on the 20th day of June, 1991.

GLOURIS MORGAN (Seal)

ALBERTA MORGAN (Seal)

THIS INSTRUMENT WAS PREPARED BY Glouris Morgan 8019 S. Manistee Chicago, IL 60617

State of Illinois the undersigned a Notary Public in and for said County, by County of Cook the State thereof, do hereby certify that GLOURIS MORGAN and ALBERTA MORGAN

OFFICIAL SEAL JOHN A. FRALE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/18/92

are they their August 1991

MY COMMISSION EXPIRES 2-18-92

John A. Frale Notary Public

After recording return to CHICAGO TITLE AND TRUST COMPANY Land Trust Department 111 West Washington St./Chicago, Ill 60602 Box 533 (Cook County only)

8019 S. Manistee, Chicago, Illinois For information only insert street address of above described property.

RECORD & RETURN TO LAND TRUST DEPT. CHICAGO TITLE CO. TRUST #58118

This space for affixing Easement and Revenue Stamps

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 SEC. 2001-2 (B-G) CHICAGO TRANSACTION TAX AND EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 REAL ESTATE TRANSFER TAX ACT DATE: 8/18/91 DECLARANT: [Signature]

Decrement Number

91408098