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## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, THOMAS A. KELLY AND MARY L. KELLY, his wife, of 10541 South Drew, Chicago, Illinois 60643, 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, Grant, Bargain, Sell, Convey, Confirm and Quit Claim unto THOMAS A. KELLY of 10541 South Drew, Chicago, Illinois 60643 not individually, but as trustee (the "Trustee") under the provisions of a Trust Agreement dated September 4, 1991, known as the THOMAS A. KELLY 1991 TRUST, all interest in the real estate situated in the County of Cook in the State of Illinois, described on Exhibit A hereto and incorporated herein.

SEE EXHIBIT A FOR LEGAL DESCRIPTION OF REAL ESTATE.

TO HAVE AND HOLD said premises with the appurtenances, upon the trust 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 trust agreement, 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 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 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

This Deed represents an exempt transaction pursuant to Section 4 of the Real Estate Transfer Act.

6/1/91  
Dated September 6, 1991

*Stephen M. Schuster*  
Stephen M. Schuster, Esq.

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any time or times thereafter.

In no case shall any party dealing with the Trustee or any successor or successors 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 the Trustee or any successor or successors in trust 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 said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee or any successor or successors in trust, 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 the Trustee or any successor or successors in trust 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 trust agreement 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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee or any successor or successors 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 conveyance is made by 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.

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## EXHIBIT A

The South half of Lots 68, 69 and 70 in Block 5 in Marvin's Resubdivision of Lots 35 to 78 inclusive except lots 56, 57 of Resubdivision of Lots 8, 9, 10, 11, 12, 13, 14 in Block 5 of Blue Island Land and Building Company's Subdivision of Washington Heights in Section 18, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number: 25182110020000

Address: 10541 South Drew  
Chicago, IL 60643

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