

QUIT CLAIM

91673024

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The above space for recorder's use only

51285678 4/11  
1073

THIS INDENTURE WITNESSETH, That the Grantor  
 Brooklyn Bagel Boys, Inc., an Illinois corporation  
 of the County of \_\_\_\_\_ and State of \_\_\_\_\_ for and in consideration  
 of Ten and No/100 (\$10.00) ----- dollars, and other good  
 and valuable considerations in hand paid, Conveys and Quit Claims unto FIRST CHICAGO  
 TRUST COMPANY OF ILLINOIS, an Illinois corporation of,  
 its successor or successors, as Trustee under a trust agreement dated December 11,  
 19 91, known as Trust Number RV-011487, the following  
 described real estate in the County of Cook and State of Illinois, to-wit:

The West 352.00 feet of the East 402.00 feet of the North 240.00 feet of the  
 South 26 Rods of the Southeast Quarter of Section 20, Township 40 North,  
 Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

DEPT-01 RECORDING  
 #13.00  
 1#2222 TRAN 3917 12/23/91 11:35:00  
 #6862 ÷ B \* -91-673024  
 COOK COUNTY RECORDER

(Permanent Index No.: 12 - 20 - 401 - 012 - 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth  
 Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof, to dedicate parks, streets, highways or  
 alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or to execute grants of options to purchase, to execute contracts to sell on  
 any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such suc-  
 cessor or successors in trust all of the title, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real  
 estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, with or without reversion, by leases to commence in present or  
 future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time  
 and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases  
 and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the  
 manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest  
 in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for  
 such other considerations as it would be lawful for any person owning the title to the real estate to deal with, whether similar to or different from the ways above  
 specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the 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 the real estate, or be  
 obliged to see that the terms of the 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 the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to  
 the delivery thereof of the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (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 its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the  
 avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no bene-  
 ficiary shall have any title of interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as  
 aforesaid.

If the title to any of the above lands 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 limitations," or words of similar import, in accordance with the statute in such  
 case made and provided.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set \_\_\_\_\_ its \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this  
 11th \_\_\_\_\_ day of December 19 91

BROOKLYN BAGEL BOYS, INC. (SEAL) \_\_\_\_\_ (SEAL)  
 By: Gregory Stail (SEAL) \_\_\_\_\_ (SEAL)  
 GREGORY STAIL,  
 President

This space for affixing Riden and Revenue Stamps

under provisions of par. E, Section 2  
Real Estate Transfer Tax Act.

John R. Joyce  
12/23/91

91673024

Document Number

ADDRESS OF PROPERTY

3220 North Mannheim Road  
Franklin Park, Illinois 60131

THIS DOCUMENT WAS PREPARED AND  
DRAFTED BY

Shefsky & Froelich Ltd.  
444 North Michigan Ave. - Suite 2300  
Chicago, Illinois 60611  
Attn: John R. Joyce



BOX 55

13.00

# UNOFFICIAL COPY

State of Illinois  
County of Cook } ss.

John R. Joyce Notary Public in and for said County, in  
the state aforesaid, do hereby certify that Gregory Stahl, President of  
Brooklyn Bagel Boys, Inc., an Illinois corporation

personally known to me to be the same person whose name is Gregory Stahl subscribed to  
the foregoing instrument, appeared before me this day in person and acknowledged that he  
signed, sealed and delivered the said instrument as his free and voluntary act, for the uses  
and purposes therein set forth under the authority of the Board of Directors of Brooklyn Bagel Boys, Inc.  
Given under my hand and notarial seal this 11th day of December 19 91

" OFFICIAL SEAL "  
JOHN R. JOYCE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/26/93

John R. Joyce  
Notary Public

Property of Cook County Clerk's Office  
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