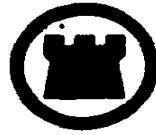


# UNOFFICIAL COPY



QUIT CLAIM  
DEED IN TRUST

COOK COUNTY, ILLINOIS

1993 APR 21 PM 1:14

91183149

Form 359 R 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, LORRAINE E. SADAUSKAS, a widow and not since remarried,

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 & Quit Claims 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 18th day of March 1991, known as Trust Number 1094619 the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 4 in Block 13 in W. F. Kaisers and Co's Ardale Park Subdivision, being a Subdivision of the East Half of the Northwest Quarter of Section 15, Township 38 North, Range 13 East of the Third Principal Meridian (except the West 33 feet thereof, being Railroad Right of Way) in Cook County, Illinois.

13<sup>00</sup>

PERMANENT TAX NUMBER: 19-15-125-005

VOLUME NUMBER: \_\_\_\_\_

TO HAVE AND TO HOLD the said premises with the appurtenances, upon 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 paths, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession 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, 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 therefor 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 subdivision and to contract, respecting the manner of fixing the amount of present or future rentals, to partition, exchange land and property, and to transfer for other real estate or land property, to grant easements or charges of any kind, to lease, to give or assign any title or interest in or right of easement appurtenant to said premises or any part thereof, and to deal with said property and any part thereof in another way and for such other considerations as it would be lawful for the person owning the same to do 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 any said premises or any part thereof, shall be compelled, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent of 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 sufficiency 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, (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 trust conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (c) that said 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 fully vested with all the title, estate, rights, powers, authorities, duties and obligations of us, his or 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, assets 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, assets 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 more 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 grantor, hereby expressly waives, releases and affirms 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, Lorraine E. Sadauskas, hereto set her hand and seal this 18th day of March, 1991.

*Lorraine E. Sadauskas* (Seal)  
LORRAINE E. SADAUSKAS

(Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY:  
Atty. Mary Niego-McNamara  
6441 S. Tripp Avenue  
Chicago, IL 60629

State of Illinois  
County of Cook

I, the undersigned Notary Public in and for said County in the state aforesaid, do hereby certify that LORRAINE E. SADAUSKAS, a widow and not since remarried,

"OFFICIAL SEAL"  
MARY NIEGO-MCNAMARA  
Notary Public, State of Illinois  
My Commission Expires Jan. 26, 1992

MY COMMISSION EXPIRES 1/26/92

is really known to me to be the same person whose name is \_\_\_\_\_, I, the Notary Public in and for said County in the state aforesaid, do hereby certify that the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 18<sup>th</sup> day of March, 1991.

*Mary Niego-McNamara*  
Notary Public

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)

5810 S. Kolmar, Chicago, Illinois

For information only insert street address of  
above described property

RECORD & RETURN TO LAND TRUST DEPT.  
CHARGE CT&CO. TRUST #/024662

PROPERTY OF CLERK'S OFFICE  
CHICAGO, ILLINOIS TAX

91183149  
CLERK'S OFFICE  
EXCERPT  
DATE 4/10/91 DECLARANT SD