91281747

COLE TAYLOR BANK

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, NEAL GLASER, as Trustee under the provisions of a Deed in Trust duly recorded and delivered to him as said Trustee in pursuance of a Trust Agreement dated the 31st day of October, 1989, and known as trust number 1 of the County of Will and the State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars ($ 10.00--), ----- in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey S and Quit Claim S unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trust within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of April, 19 91, and known as Trust Number 90-3000- the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 10 AND 11(EXCEPT THE SOUTH 3.86 FEET OF THE WEST 24.35 FEET OF LOT 11) IN BLOCK 4 IN A. T. MC INTOSH'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 12,TOWNSHIP 38 NORTH, RANGE 13EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN 12 '91
412.50
P.B. 11193

Common Address 5125-27 S. Kedzie Ave.
Chicago, IL 60632

13.00

GRANTEE'S ADDRESS

P.I.N. 19-12-300-008 and 19-12-300-041.

SUBJECT TO: Gen. Real Estate Taxes for 1990 and Subsequent years; Conditions and covenants of record; Party wall Agreement dated February 15,1983,recorded February 17, 1983; Easement Agreement dated February 15, 1983,recorded February 17, 1983 as doc. 26510452.

TO HAVE AND TO HOLD the said real estate 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 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 real estate 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the 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 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 exchange said real estate, 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, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with 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 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 said Trustee, or any successor 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 said Trustee, or any successor 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 this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency 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, or any successor in trust, in relation to said real estate, shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor 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 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 and every beneficiary hereunder and under said Trust Agreement 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 any 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 "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 waive ____ and release ____ 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 has ____ hereunto set his hand ____ and seal ____ this 5th day of June, 19 91, as Trustee and not individually.

____ (SEAL) Neal Glaser (SEAL)
NEAL GLASER,Trustee as aforesaid
____ (SEAL) and not individually (SEAL)

State of Illinois
County of Cook SS.

I, C.S. KWIAT KOWSKI, JR. a Notary Public in and for said County, in the state aforesaid, do hereby certify that NEAL GLASER as Trustee as aforesaid and not individually,--

personally known to me to be the same person -- whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Trustee and not individually he signed, sealed and delivered the said instrument as his 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 5th day of June, 19 91.

Notary Public

"OFFICIAL SEAL"
Charles S. Kwiatkowski, Jr.
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/12/93

MAIL TO:
Drost and Schmidt
2663 N. Lincoln
Chicago, Ill. 60614

OR RECORDER'S BOX NO.

Address of Property:
5125-27 S. Kedzie Avenue
Chicago, Illinois 60632
For information only

This Instrument was prepared by:
C.S. Kwiat Kowski, Jr.
111 W. Washington, Suite 1360
Chicago, Illinois 60602

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE JUN 12 '91 175.00

REAL ESTATE TRANSACTION TAX REVENUE STAMP JUN 12 '91 875.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JUN 12 '91 875.00

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Property of Cook County Clerk's Office