

UNOFFICIAL COPY

1 0 2
91378402



QUIT CLAIM DEED IN TRUST

Form 359 R. 1/82

The above space for recorder's use only

DEPT-10 RECORDING
144444 FRAN 0347 07/29/91 13:17:00
* 6-1-91 *
#2002#
BOOK 204878402
COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the Grantor **Sereda Monroe, divorced and not since remarried** of the County of **Cook** and State of **Illinois** for and in consideration of **Ten (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Convey **B** and Quit Claim **B** 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 **6th** day of **July** 19 **89**, known as Trust Number **1093273** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

LOT 11 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 2 IN SPIES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

91378402

PERMANENT TAX NUMBER: 25-24-113-022 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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 title, 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 lease 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 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 premises 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, title or interest in or about or appurtenant to said premises 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 any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or 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 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 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 and 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, mortgage, lease or other instrument and full 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 us, his or their predecessor 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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register a 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 of 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 of otherwise

In Witness Whereof, the grantor, Sereda Monroe hereunto set her hand and seal this 25th day of July, 1991

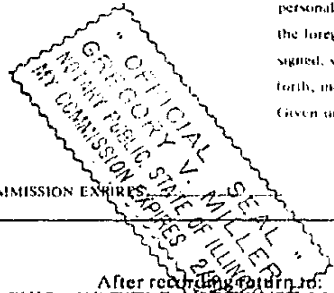
Sereda Monroe (Seal) SEREDA MONROE (Seal)

THIS INSTRUMENT WAS PREPARED BY:
ANTHONY B. FERGUSON
9415 SOUTH STATE STREET
CHICAGO, IL 60619

State of Illinois County of Cook ss Gregory V. Miller a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sereda Monroe

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 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 notary seal this 25th day of July, 1991

Gregory V. Miller
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)

13813 Wentworth Avenue
Riverdale, Illinois 60627-1922
For information only insert street address of above described property

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 2 Cook County, Ill. 60604 Par. 2
Date 7-25-91 Sign Sereda Monroe

This space for affixing Riders and Revenue Stamps

Document Number

1308

UNOFFICIAL COPY

91378402

Property of Cook County Clerk's Office