

QUIT CLAIM DEED IN TRUST UNOFFICIAL COPY

92-188121

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, That the Grantor, Virginia P. Pincenti, divorced and not remarried of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars and No/100 Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged Convey and Quit Claim unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 30th day of June 1992, and known as Trust Number 4052, the following described real estate in the County of Cook and State of Illinois, to-wit:

The West 40 feet of Lot 63 in William Zelosky's Foster Avenue Garden Lots Subdivision being a Subdivision of part of the Southeast 1/4 of Section 7, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

Vertical stamp: "I am not a lawyer... Attorney under provisions of Chicago, Trustee... Title Ordinance Paragraph 2, Section 200.1-287" with signature of Laura L. Kelley.

Vertical stamp: "I am not a lawyer... Trustee Transfer Tax Ordinance Paragraph 2" with signature of Laura L. Kelley.

Vertical stamp: "I am not a lawyer... Real Estate Transfer Act" with signature of Laura L. Kelley and date 7/1/92.

Vertical stamp: "92-188121" (document number).

COOK COUNTY RECORDER 078698 N-75-488121 100797 TMMN 4320 07/04/92 15:07 00 \$25.00

SUBJECT TO General Taxes for 1991 and subsequent years 13 07 404 003

Real Estate Tax TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trust, 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 in any part thereof, to dedicate public, streets, highways or alleys and to have any easements or part thereof, and to resubdivide said real estate as often as required, 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 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 lease in commerce in present or in 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 conditions 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 real estate and to contract respecting the manner of fixing the amount of present or future rentals, to purchase or to 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, at, out of or settlement 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.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything of or they or it or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney in fact, hereby expressly appointed for such purposes, or if the election of the Trustee, in its own name, as trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only to far as the trust property, and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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, dividends and proceeds accruing 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, dividends and proceeds thereof as aforesaid, the intention hereof being to vest in said Columbia National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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 in Jurisdiction thereof, or instrumental, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the real estate is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the redemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, Virginia P. Pincenti, do hereby certify that she hereunto set her hand and seal this 30th day of June 1992.

Virginia P. Pincenti (SEAL) (SEAL) (SEAL)

State of IL the undersigned a Notary Public in and for said County, in County of Cook } SS. the state aforesaid, do hereby certify that Virginia P. Pincenti, divorced and not remarried

"OFFICIAL SEAL" LAURA L. KELLEY Notary Public, State of Illinois My Commission Expires 6/21/93

personally known to me to be the same person whose name she 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, in the release and conveyance of the right of homestead. Given my hand and notarial seal this 30th day of June 1992.

Return to: Columbia National Bank of Chicago 5230 N. Harlem Avenue Chicago, IL 60630 ATTN: Trust Dept. 6539 W. Foster, Chicago 60656 For information only insert street address of above described property \$25.00 E

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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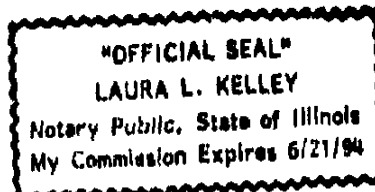
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 30, 19 92 Signature: Virginia P. Pincetti
Grantor ~~XXXXXXXXXX~~

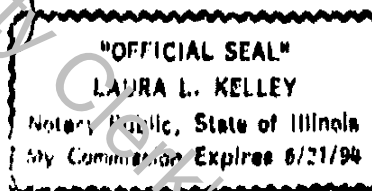
Subscribed and sworn to before me by the said Virginia P. Pincetti this 30th day of June, 19 92.
Notary Public Laura L. Kelley



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 30, 19 92 Signature: [Signature]
~~XXXXXXXXXX~~ Agent

Subscribed and sworn to before me by the said Trust Officer this 30th day of June, 19 92.
Notary Public Laura L. Kelley



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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