

QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

1100709 187

THIS INDENTURE WITNESSETH, That the Grantor, Lewis Secor and Dolores Secor, his wife of the County of Cook and 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 considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto The Mid-City National Bank of Chicago, a National Banking Association, whose address is 801 West Madison Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 21 day of February 18 92, and known as Trust Number 2400 the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached legal description.

92649187

SUBJECT TO

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, high ways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 present or in future and upon any terms and for any period or periods of time, not exceeding in the case of any such lease 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 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 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 or about or 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 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, 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 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 bestowed 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 any 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 thereof, and (c) that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver any such 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Mid-City National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability as to be subjected to any claim, judgment or decree for anything if or they or its agents or attorneys may do or fail 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 in 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 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 so 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 whose names are hereinafter set forth shall be notified 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, 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 therefrom as aforesaid).

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby authorized 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.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer of any kind, and shall be deemed to have accepted 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, S. aforesaid has set hereunto set their hand and seals this 24th day of July 1892

Lewis Secor (SEAL) Dolores Secor (SEAL)

I, DOLORES J. CALDERONE a Notary Public in and for said County, in the state aforesaid, do hereby certify that LEWIS SECOR and DOLORES SECOR, his wife

This instrument was drafted by EUGENE F. BYRNE 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 they signed, sealed and delivered the said instrument as their 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 24th day of July 1892

"OFFICIAL SEAL" Dolores J. Calderone Notary Public, State of Illinois My Commission Expires FEBRUARY 1, 1900

801 WEST MADISON ST. CHICAGO, ILL. 60607 BOX 422 OR BUREAU (COOK COUNTY)

1835-39 W. Adams St.

For information only insert property address.

Section 4 Exempt under provisions of Real Estate Transfer Act. 7-24-92 Date

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COOK COUNTY RECORDER
#2779 E * -92-649187
TRAN 4412 09/01/92 15:00:00
R DEPT-01 RECORDING
927.50

~~MEMORANDUM~~
TO: *John Ruddy*
FROM: *Hunter Building*
SUBJECT: *suite 703*
527 South Wells St.
Chicago, IL 60607



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LEGAL DESCRIPTION RIDER

PARCEL 1: THE EAST 19 FEET LYING NORTH OF THE SOUTH 48 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2, 3 AND THE EAST 2 FEET OF LOT 4 IN BLOCK 10 IN ASHLAND'S SECOND ADDITION TO CHICAGO, OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 18.50 FEET OF THE EAST 37.50 FEET LYING NORTH OF THE SOUTH 48 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOTS 1, 2, 3 AND THE EAST 2 FEET OF LOT 4 IN BLOCK 10 IN ASHLAND'S SECOND ADDITION TO CHICAGO OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 18 FEET OF THE EAST 55.5 FEET LYING NORTH OF THE SOUTH 48 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOTS 1, 2, 3 AND THE EAST 2 FEET OF LOT 4 IN BLOCK 10 IN ASHLAND'S SECOND ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 14331563 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor, or his agent, offers 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 entry recognized as a person and authorized to do business or acquire title to real estate under the Laws of the State of Illinois.

Dated _____, 1992 Signature: [Signature]
Grantor or Agent

subscribed and sworn to before me by the said [Signature] this 26th day of July

Notary Public [Signature]
"OFFICIAL SEAL"
JOHN R. RUDDY
Notary Public, State of Illinois
My Commission Expires 10/12/95

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 _____, 19____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 26th day of July 1992

Notary Public [Signature]
"OFFICIAL SEAL"
JOHN R. RUDDY
Notary Public, State of Illinois
My Commission Expires 10/12/95

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

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

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