

UNOFFICIAL COPY

DEED IN TRUST
(QUIT CLAIM)

92839623

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor **Elsie Margaret Nowak, a widow**

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 S and Quit Claims unto **Bank of Chicago/Garfield Ridge**, an Illinois banking corporation of **Chicago**, Illinois, 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 **6th** day of **October**, 19**92**, and known as Trust Number **92-10-1**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 2 in the Resubdivision of Lot 1 in Block 50 in **F. H. Bartlett's 3rd Addition to Garfield Ridge** being a Subdivision of all that part of the East half of Section 17, Township 38 North, Range 13 East of the Third Principal Meridian lying North and South of the right of way of the **Indiana Harbor Belt Railroad** (except the West half of the West half of the North East quarter of said Section 17) also that part of the North three quarters of the East quarter of the North East quarter of said Section 17) lying East of said right of way of the **Indiana Harbor Belt Railroad** in Cook County, Illinois.

Permanent Real Estate Index Number: 19-17-226-039-0000
Commonly Known as: 5804 S. Monitor, Chicago, IL. 60638

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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and maintain 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 leave said real estate, or any part thereof, from time to time, in possession of reversion, by leases to commence in the present or in the 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 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 lease, 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 living or future rentals, to partition or to exchange said real estate, or any part thereof, with 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 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 one or more 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 the trust property, or be obliged to see that the terms of the 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 trust property 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 Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is 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 the Trustee, or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, neither 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 if or they or its or their agents or attorneys may do or omit to do in or about the said real estate or any part thereof, 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 irrevocably appoints for such purposes, or at 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 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 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, avails and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 limitation", or words of similar import, in accordance with the statute in such case made and provided.

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 exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this **9th** day of **October**, 19**92**

Elsie Margaret Nowak
ELSIE MARGARET NOWAK

92839623
" OFFICIAL SEAL "
EUGENE A. CHANGNON, JR. (Seal)
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/15/94

STATE OF **Illinois**
COUNTY OF **Cook**

I, **Eugene A. Changnon, Jr.**, a Notary Public in and for said County, in the State

aforesaid, do hereby certify that **Elsie Margaret Nowak, a widow** 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 Notarial Seal this **9th** day of **October**, 19**92**

Commission expires **February 15,** 19**94** *Eugene A. Changnon Jr.* NOTARY PUBLIC

AFFIX "RIDERS" OR REVENUE STAMPS HERE
Exempt under provisions of Paragraph Section 4, Real Estate Transfer Tax Act
10/9/92
Elsie Margaret Nowak
Buyer, Seller or Representative
Data

DOCUMENT NUMBER

Document Prepared By:
Eugene A. Changnon, Jr.
6501 W. Archer Ave.
Chicago, IL. 60638

ADDRESS OF PROPERTY:
5804 S. Monitor
Chicago, IL. 60638
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO **\$ 25.00**
Elsie Margaret Nowak
(Name)
5804 S. Monitor Chicago, IL. 60638
(Address)

RETURN TO: Bank of Chicago/Garfield Ridge
6353 West 55th Street
Chicago, Illinois 60638

TRUST NO. 92-10-1

UNOFFICIAL COPY

DEED IN TRUST

(QUIT CLAIM DEED)

TO

Bank of Chicago/Garfield Ridge

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

SEPT-01 RECORDING \$25.00
140010 TRAN 4236 11/10/92 15:08:00
49551 *--92-839623
COOK COUNTY RECORDER

60900000

UNOFFICIAL COPY

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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 10-9, 19 92

Signature Elsie Margaret Nowak

Grantor or Agent

Subscribed and sworn to before me by the said Elsie Margaret Nowak this 9th day of October, 19 92.

Notary Public Eugene A. Changnon, Jr.

" OFFICIAL SEAL "
EUGENE A. CHANGNON, JR.
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/15/94

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 10-23-92, 1992

Signature James Earl Barron

Grantee or Agent
Land Trust Officer

BANK OF CHICAGO / GARFIELD RIDGE
as Trustee u/t/a Dtd 10-6-92 a/k/a

#92-10-1

Subscribed and sworn to before me by the said Land Trust Officer this 23rd day of October, 19 92.

Notary Public Josephine C. Wozniak

OFFICIAL SEAL
JOSEPHINE C. WOZNIAK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 4, 1995

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.)

92009023