

UNOFFICIAL COPY

93652861



QUIT CLAIM DEED IN TRUST

Form 159 (Rev. 10/92)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **DOROTHY M. MILDENBERGER, MARRIED TO JAMES EDWARD MILDENBERGER, AND DOROTHY CARROTHERS, A WIDOW AND NOT SINCE REMARRIED,** of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN AND 00/100** Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the **CHICAGO TITLE AND TRUST COMPANY,** a corporation of Illinois, whose address is **171 North Clark Street, Chicago, Illinois 60601-3294,** as Trustee under the provisions of a trust agreement dated the **13th** day of **AUGUST** 19 **93,** known as Trust Number **1098222** the following described real estate in the County of **COOK** and State of Illinois, to-wit:

LOT 1 IN BLOCK 3 IN OLEANDER GARDENS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 28, 1956 AS DOCUMENT NUMBER 1660003.

93652861

PERMANENT TAX NUMBER: **06-24-207-038-0000** 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, change, 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 re-subdivide 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 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, on commission or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single deed 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 in the discretion 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 easement 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, 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 or 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, 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 of all persons claiming under them of any of their, she or he 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 issue 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, **S** 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, **S** aforesaid have hereunto set their hand and seal this **13th** day of **AUGUST** 19 **93**

Dorothy M. Mildenger (Seal)
DOROTHY M. MILDENBERGER

James Edward Mildenger (Seal)
JAMES EDWARD MILDENBERGER

Dorothy Carrothers (Seal)
DOROTHY CARROTHERS

THIS INSTRUMENT WAS PREPARED BY:
ATTY. JOHN W. GOLOSINEC
6463 N. CICERO
LINCOLNWOOD, IL 60646

State of **IL**)
County of **COOK**) ss **JOHN W. GOLOSINEC** a Notary Public in and for said County, in the state aforesaid do hereby certify that **DOROTHY M. MILDENBERGER, MARRIED TO JAMES EDWARD MILDENBERGER, AND DOROTHY CARROTHERS, A WIDOW AND NOT SINCE REMARRIED,**

came to me to be the same person **S** whose name **S** are subscribed to the instrument, appeared before me this day in person and acknowledged that **they** executed and delivered the said instrument as **their** free and voluntary act, for the uses and purposes therein set forth, and that they were not acting under any duress, coercion, fraud, or undue influence, and that they were not acting for the release and waiver of the right of homestead.

Witness my hand and notarial seal this **13th** day of **AUGUST** 19 **93**

OFFICIAL SEAL
JOHN W. GOLOSINEC
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES **1/17/95**

John W. Golosinec
Notary Public

MY COMMISSION EXPIRES _____

8460 N. OLCOTT, NILES, IL 60714

After recording return to
John W. Golosinec NY
Attorney At Law 14
6463 North Cicero Avenue
Lincolnwood, IL 60646

For information only insert street address of above described property

25.50

74-62-772 D1

COOK COUNTY RECORDER
93-652861
17277 TRAN 523 08/18/93 10:40:00
LEFT-II RECORD I
25.50

Section 4
Grant under provisions of Paragraph **C**
Real Estate under the Act
John W. Golosinec
Date **8-13-93**
ATTORNEY REPRESENTATIVE

This space for affixing Riders and Revenue Stamps

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
8460 OLCOTT
1214 \$ EXEMPT

Document Number
93652861

UNOFFICIAL COPY

9 3 6 5 2 8 6 1

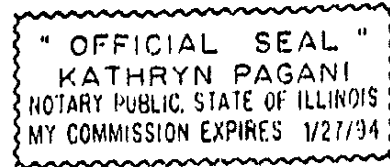
STATEMENT BY GRANTOR AND GRANTEE

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 August 13, 1993 Signature: Dorothy M Carrothers
Grantor ~~XXXXXX~~

Subscribed and sworn to before me by the said DOROTHY CARROTHERS this 13th day of August, 1993

Notary Public Kathryn Pagani

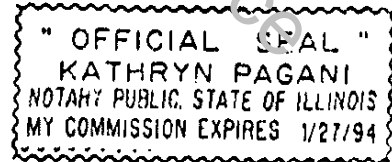


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 13, 1993 Signature: John W Golosinec
CHICAGO TITLE AND TRUST COMPANY
~~XXXXXXXX~~ Agent

Subscribed and sworn to before me by the said JOHN W. GOLOSINEC this 13th day of August, 1993

Notary Public Kathryn Pagani



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.

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[Attach 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.]

74-62-772 D1