

UNOFFICIAL COPY



QUIT CLAIM
DEED IN TRUST

93774942

DEPT-01 RECORDING \$25.50
T:2222 TRAN 7238 09/28/93 14:58:00
#1994 *93-774942
COOK COUNTY RECORDER

Form 359 R 1/82

The above space for recording is to be used only for recording.

THIS INDENTURE WITNESSETH, That the Grantor **MOHAMMED M. NIZAMI, AMEER M. NIZAMI, and RAEES NIZAMI** in joint tenancy with right of survivorship of the County of **Cook** and State of **Illinois** for and in consideration of **TEN AND NO/100 (\$10.00)** 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 **111 West Washington Street, Chicago, Illinois 60602**, as Trustee under the provisions of a trust agreement dated the **15th** day of **September** **1993**, known as Trust Number **1098690** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lots 10 and 11 in Block 1 in Bloom's Subdivision of the North 1/2 (except the South 16-1/2 feet thereof) of Block 22 in Canal Trustees Subdivision of the East 1/2 of Section 31, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

1723 W. 35th St., Chicago, IL

PERMANENT TAX NUMBER: **17-37-405-002-0000** 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, manage, protect and subdivide said premises at any part thereof, to dedicate parks, streets, highway 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, to purchase in reversion, by leases 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 demise 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, assign or modify leases and the terms and provisions thereof at any time in time 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 rent, 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 appertaining 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 the case where any party dealing with said trustee in relation to said premises, or to whom said premises of any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, he is obliged to see to the application of any purchase money, or of 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 instrument, lease or other instrument, in 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, and 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, and that said trustee is a duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 or any of them, shall be only in the earnings, assets and proceeds arising from the sale of 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, assets 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 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 in and under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

We, the undersigned, **S** addressed in **VE** hereunto set **their** hand **S** and seal, **15th** **September** **1993** **93774942**

X Mohammed M. Nizami (Seal)
MOHAMMED M. NIZAMI
X Ameer M. Nizami (Seal)
AMEER M. NIZAMI

X Raees I. Nizami (Seal)
RAEES I. NIZAMI

THIS INSTRUMENT WAS PREPARED BY:
William C. Peltzman
221 W. LaSalle Chicago IL 60601

ILLINOIS } the undersigned _____ a Notary Public, in and for said County, in the state aforesaid, do hereby certify that **MOHAMMED M. NIZAMI, AMEER M. NIZAMI, and RAEES I. NIZAMI**, in joint tenancy with right of survivorship

OFFICIAL SEAL
William C. Peltzman
Notary Public, State of Illinois
My Commission Expires 1/01/94

personally known to me to be the same person **S** whose name **S** are 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** 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 _____ day of **October** _____ 19 **91**

MY COMMISSION EXPIRES **1/6/94** **William C. Peltzman**
Notary Public

After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington St./Chicago, Ill. 60602
of
Box 533 (Cook County only)

For information only insert street address of above described property

This space for affixing Riders and Revenue Stamps
Filed for recording of Cook County Trust Deed Tax Act Sec. 4
Cook County Clerk's Office
9/28/93
Sign: William C. Peltzman

Instrument Number

25.50
9/28/93

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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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.

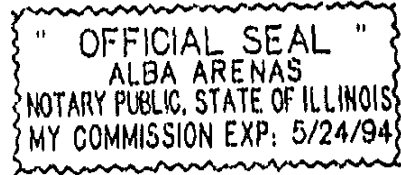
Dated Sept. 28, 19 93

Signature: William C. Peterson

Grantor or Agent

Subscribed and sworn to before me by the said agent this 28th day of Sept., 19 93.

Notary Public Alba Arenas



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.

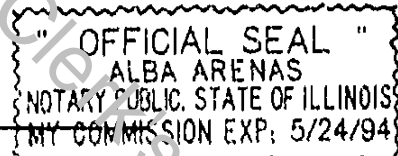
Dated Sept. 28, 19 93

Signature: William C. Peterson

Grantee or Agent

Subscribed and sworn to before me by the said agent this 28th day of Sept., 19 93.

Notary Public Alba Arenas



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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