

QUIT CLAIM Deed in Trust

UNOFFICIAL COPY 93782468

Grantor(s), JACK ACKERMAN, a Married Man, and JOE DONOFRIO, a Married Man, of the County of COOK and State of Illinois, in consideration of Ten and No/100 Dollars (\$ 10.00), and other valuable consideration, receipt of which is hereby acknowledged, convey ^{quit claims} unto COSMOPOLITAN BANK AND TRUST, 801 N. Clark Street, Chicago, Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 22nd day of August, 1977, and known as trust number 23645, the following described real estate in COOK County, Illinois, together with the appurtenances attached thereto:

LOT 1 TO 8 INCLUSIVE (EXCEPT PART TAKEN FOR 17TH AVENUE) AND THAT PART OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 1 TO 8 LYING EAST OF A LINE DRAWN FROM A POINT 10.90 FEET EAST OF THE SOUTH EAST CORNER OF LOT 9 TO A POINT 10.725 FEET EAST OF THE NORTH EAST CORNER OF LOT 14 (EXCEPT THE NORTH 5/8 INCH OF SAID LOT 1 AND EXCEPT THE NORTH 5/8 INCH OF SAID PART OF VACATED ALLEY), ALL IN RESUBDIVISION OF LOTS 4 AND 5 IN BLOCK 1 OF MARES WHITE AND COMPANY'S WEST 22ND STREET AND 17TH AVENUE SUBDIVISION OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN

SUBJECT TO:
COOK COUNTY, ILLINOIS.

THIS IS NOT A HOMESTEAD PROPERTY

ADDRESS OF PROPERTY: 2842 South 17th Avenue, Broadview, Illinois 60153

PIN: 15-22-310-029-0000

TO HAVE AND TO HOLD said real estate with the appurtenances, on 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, mortgage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, 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, in 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 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 days or months or in present or in future, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, to make as to leases or to grant as to leases or to grant leases on any terms and for any period or periods of time, to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to grant, 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, to grant easements or charges of any kind, to make, to make, to assign any right, title or interest in or along or easement appurtenant to said real estate or any part thereof, to grant easements or charges of any kind, to grant, to make, to make, to assign any right, title or interest in or along or easement appurtenant to said real estate or any part thereof, to do all things similar to or different from the ways herein 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 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 said real estate, or to be obliged to see that the terms of said trust have been complied with, or to 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 real estate shall be conclusive evidence of the validity of every trust created by this Deed and by said Trust Agreement as well as in full force and effect, (b) that such conveyance in other instrument executed in accordance with the terms, conditions and limitations contained in this Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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 that if any 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, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said first mentioned Trust Agreement or any amendment thereof, 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/Grantor in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement or as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee/Grantor, in its own name, as Trustee of an express trust and not not actually (and the Trustee/Grantor shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property or funds in the hand possession of the Trustee/Grantor 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 recording and/or filing 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 to 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 thereof as aforesaid, the intent of herein being to vest in said Cosmopolitan Bank and Trust as Trustee, the entire legal and equitable title in fee simple, in and to all of said real estate.

If the title to any of said real estate 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.

Grantor(s) hereby expressly waives (and releases) any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) has signed this deed, this 26th day of February, 19 93.

Jack Ackerman
JACK ACKERMAN
Joe Donofrio
JOE DONOFRIO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

JACK ACKERMAN, a Married Man, and JOE DONOFRIO, a Married Man

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 free and voluntary act, for the uses and purposes therein expressed and the releasing and waiver of the right of homestead.

THIS DEED PREPARED BY:
Alfred E. Gallo, Esq.
1815 South Wolf Road
Hillside, Illinois 60162
"OFFICIAL SEAL"
WILLIAM E. RUSSELL
Notary Public, State of Illinois
My Commission Expires Oct. 26, 1993
Given under my hand and notarial seal this 17th day of September, 19 93

Exempt under Real Estate Transfer Act Sec. 4 Par E + Cook County Ord. 95101/Par E
Date 9/17/93 Sign: William E. Russell

Office
93782468
DOCUMENT NUMBER

RETURN TO: COSMOPOLITAN BANK AND TRUST
COOK COUNTY RECORDER'S BOX NO. 226
801 NORTH CLARK STREET
CHICAGO, ILLINOIS 60610-3287,

UNOFFICIAL COPY

Property of Cook County Clerk's Office



GOLLINS + BARGIONE
ONE NORTH LAUREL
SUITE 2235
CHICAGO IL 60602
ATTN: CHMS

93752468

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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 9/29, 1993 Signature: Christopher Bagnone
Grantor or Agent *CB*

Subscribed and sworn to before me by the said _____
this _____ day of _____,
19____.

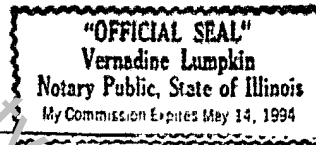
Notary Public _____

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 9/29, 1993 Signature: Christopher Bagnone
Grantee or Agent *CB*

Subscribed and sworn to before me by the said _____
this 29 day of September,
1993.

Notary Public Vernadine Lumpkin



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.)

Cook County Clerk's Office
93782469