

QUIT CLAIM Deed in Trust

UNOFFICIAL COPY 94516829

Grantor(s) KENNETH KASPER AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF HELEN V.
KASPERAK (SEE ATTACHED EXHIBIT "A")

of the County of _____ and State of _____, in consideration
of _____ Dollars (\$ _____),
and other valuable consideration, receipt of which is hereby acknowledged, convey(s) and quit claim(s) 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 _____ 10th
day of _____ May, 19 94, and known as trust number 30121, the following described real
estate in _____ COOK County, Illinois, together with the appurtenances attached thereto:

Lot 14 in John Pecha's Subdivision of the East Half
of the West Half of Block 11 in Stone and Whitney's
Subdivision of Part of Sections 6 and 7, Township 38
North, Range 14, East of the Third Principal Meridian,
in Cook County, Illinois.

DEPT-01 RECORDING

\$25.00

SUBJECT TO: All matters of Record.

T49999 TRAN 4238 06/13/94 11:29:00

4651 + DW # -94-516829
COOK COUNTY RECORDER

ADDRESS OF PROPERTY: 4136 S. HONORE, CHICAGO ILLINOIS 60609

PIN: 20-07-202-017 Vol. 416

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.

All power and authority is hereby granted to said Trustees to improve, manage, 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 ready all or any part of real estate 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 Trustees, 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 for rent, by leases to commence 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 demised the term of 100 years, to renew or extend 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 time so earlier, 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, 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, charges of any kind, to release, convey or assign any right, title or interest in or about
easements 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 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 Trustees, or any successor in trust, in relation to said real estate, or in whom said real estate or any part thereof shall be
conveyed, contracted to be sold, leased or mortgaged by said Trustees, 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 be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, regularity or
expediency of any act of said Trustees, 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 Trustees, 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 on 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 trustee, conditions and limitations contained in this
Deed and in said Trust Agreement or in all amendments thereto, (c) any that said Trustees, or any successor in trust, is that said Trustees, 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 in a successor or successor
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 successors or
successors in trust shall incur any personal liability or be subjected to any claim or judgement 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 trust mentioned Trust Agreement or any amendment thereto, or for injury to persons or property
happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any claims, obligation or indebtedness incurred or entered into by
the Trustees/Grantors in connection with said real estate may be enforced by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact,
nearly irrevocably appointed for such purposes, or at the election of the Trustees/Grantors. In its own name, the Trustee, in an express trust and not individually (and the
Trustee/Grantors 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 Trustees/Grantors 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 late rest 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 amounts,
quality and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby devolved to 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 intention hereof
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 in any of said real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or make in the certificate of title or duplicate
thereof, or memorial, the words "in trust," or "open condition," or "with limitations," or words of similar import, in accordance with the statute in each case made and provided.

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

IN WITNESS WHEREOF, Grantor(s) ha _____ signed this deed, this 27 day of MAY, 19 94.

KENNETH KASPER AS INDEPENDENT
ADMINISTRATOR AFORESAID

State of Illinois

County of Cook ss

Administrator of the Estate of HELEN V. KASPERAK, Deceased

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 _____ he _____ signed, sealed and delivered the said instrument as _____ his
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS DEED PREPARED BY:

EDWARD G. SCHUSSLER
9400 S. CICERO # 302
OAK LAWN, ILLINOIS 60453

Given under my hand and notarial seal this 7th day of

June, 19 94

Notary Public

NOTARY PUBLIC

OFFICIAL SEAL
EDWARD G SCHUSSLER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. DEC. 4, 1996

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

TICOR TITLE BOX 15

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Property of Cook County Clerk's Office

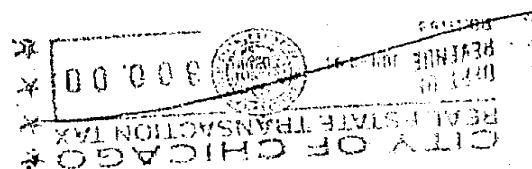
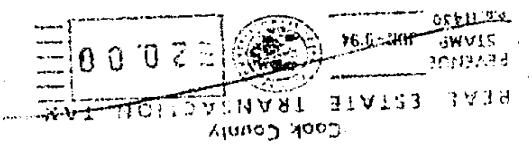
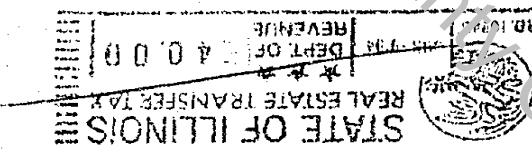


EXHIBIT "A" TO ADMINISTRATOR'S COURT ORDER DEED IN TRUST DATED JUNE 7, 1994

Grantor KENNETH KASPER AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF HELEN V. KASPERAK, DECEASED, by virtue of letters of office issued to him by the Circuit Court of Cook County, State of Illinois and in exercise of his powers as Independent Administrator and in pursuance of every other power and authority, and in consideration of the sum of (\$40,000.00) Forty Thousand and No/100-

Property of Cook County Clerk's Office

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