

QUIT CLAIM

94525990

DEPT-11 RECORD TOR 625.50
121111 TRAM 5681 06/15/94 09:46:00
8843 9 61 24 525990
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, FRANCES KOTERLA, a widow and not since remarried

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 FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois corporation, of 1825 W. Lawrence Avenue Chicago, Illinois

its successor or successors as Trustee under a trust agreement dated 19th May 19 94 known as Trust Number 300008-06, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT SEVENTY FOUR (except that part thereof lying East of a line 67 feet West of and parallel with the East line of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian) (74)----- In Chittenden's Subdivision of Block Thirty Six (36) in the Canal Trustees' Subdivision of the East Half (1/2) of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian.

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(Permanent Index No.: 17-31-430-038-)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey, either with or without consideration, to convey the 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases on any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of the act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 the trust agreement or in any amendments thereto and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 hereby expressly waives S and releases S any and all right or benefit under and by virtue of any and all statute, 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 19th day of May 19 94

FRANCES KOTERLA (SEAL) (SEAL) (SEAL) (SEAL)

This space for affixing Bidders and Revenue Stamps

THIS TRUST AGREEMENT IS SUBJECT PURSUANT TO THE PROVISIONS OF PAR. (c) X DATE 5-19-94

Document Number



1825 W. Lawrence Avenue Chicago, IL, 60640

RECORDER S OFFICE BOX NO

ADDRESS OF PROPERTY 3804 S. Ashland Chicago, IL 60609

THIS DOCUMENT WAS PREPARED AND DRAFTED BY JAMES A. GATELY, ATTORNEY AT LAW 4309 N. Damen Avenue Chicago, IL. 60618

25.50

Search Certificate number

UNOFFICIAL COPY

State of ILLINOIS }
County of COOK }

I, HELEN M. BENTEL, Notary Public in and for said County, in
the state aforesaid, do hereby certify that FRANCES KOTERLA

personally known to me to be the same person whose name is substituted in
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 17th day of July, 1994 94

Helen M. Bentel
Notary Public



Property of Cook County Clerk's Office

01/18/1995

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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 May 19, 19 94

Signature: [Signature]

Grantor or Agent

FRANCES KOTERLA

Subscribed and sworn to before me by the said FRANCES KOTERLA this 19th day of May 19 94.

Notary Public [Signature]



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 May 19, 19 94

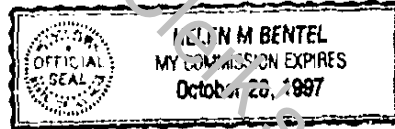
Signature: [Signature]

Grantee or Agent

ANN F. KOTERLA

Subscribed and sworn to before me by the said ANN F. KOTERLA this 19th day of May 19 94.

Notary Public [Signature]



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.)

5/19/94