

UNOFFICIAL COPY

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QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor LILLIAN SZCZEPANSKI A WIDOW & NOT SINCE REMARRIED of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Convey and QUITCLAIM unto the MARQUETTE NATIONAL BANK, a NATIONAL BANKING ASSOCIATION, whose address is 6155 South Pulaski Road, Chicago, Illinois, 60629, as Trustee under the provisions of a trust agreement dated 14TH day of JUNE 1994, known as Trust Number 13155 the following described Real estate in the County of COOK and State of Illinois, to-wit:

LOT 13 IN BLOCK 7 IN MARQUETTE ROAD TERRACE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6721 SOUTH KOLMAR, CHICAGO, IL 60629

PERMANENT TAX NUMBER: 19-22-302-013 VOLUME NUMBER

TO HAVE AND TO HOLD the above 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 or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 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 in possession or reversion, by leases to commence in present or future, and upon any terms and periods of time and to amend, change or modify leases and the terms and provisions thereof any any time or times hereafter, to contract to make leases and to grant options to 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 therein, or any part thereof, to grant or assign 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, in either 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, rent, 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, 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 thereof and binding upon all beneficiaries thereunder, (c) that a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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, 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 register a 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.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 28 day of June 19 94.

9455801

LILLIAN SZCZEPANSKI

Seal Lillian Szczepanski

DEPT-61 RECORDING

\$25.50

STATE OF ILLINOIS

COUNTY OF COOK

I Arthur R. Pierce A Notary Public in and for said County in the state aforesaid do hereby certify that

LILLIAN SZCZEPANSKI A WIDOW & NOT SINCE REMARRIED

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 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.

DATED: June 28, 1994

AFTER RECORDING, MAIL TO: MARQUETTE NATIONAL BANK 6155 SOUTH PULASKI ROAD CHICAGO, ILLINOIS 60629

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: ARTHUR PIERCE, ESQ. 4245 WEST 63RD STREET CHICAGO, IL 60629

OR BOX 300 "OFFICIAL SEAL" Arthur R. Pierce Notary Public, State of Illinois

This space for affixing Riders and Revenue Stamp

GRANTY UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER TAX ACT

6/28/94 [Signature] REPRESENTATIVE

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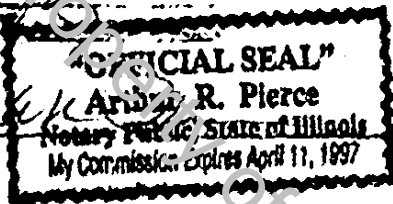
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 27, 1994

Signature Lillian Szepienski
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Arthur R. Pierce THIS 20 DAY OF June 19 94

NOTARY PUBLIC



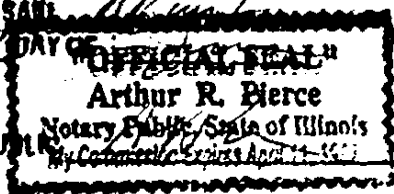
The grantee or his agent affirms and certifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date June 20, 94

Signature Lillian Szepienski
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Arthur R. Pierce THIS 20 DAY OF June 19 94

NOTARY PUBLIC



94585801

Notary Public's Office

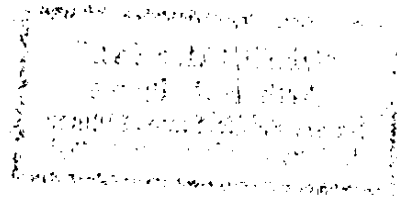
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Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois. It exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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