

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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QUIT CLAIM  
DEED IN TRUST

Form 359 (Rev. 10/92)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Son Quy Tran and Hue Anh Tran, his wife

of the County of Cook and State of Illinois for and in consideration of Ten 00/100 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 171 North Clark Street, Chicago, Illinois 60601-3294, as Trustee under the provisions of a trust agreement dated the 22th day of June 1994, known as Trust Number 1097655 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 15 in Block 66 in W. F. Kaiser and Company's Bryn Mawr Avenue Addition to Arcadia Terrace being a Subdivision of part of the Southwest 1/4 of Section 1 and the South 1/2 of the Southeast 1/4 of Section 2 lying West of the Westerly Line of the Right of Way of the North Shore Channel of the Sanitary District of Chicago, (except the streets heretofore dedicated) in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NUMBER: 13-02-419-032-0000

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 or any part thereof, to dedicate easements, rights, ways or alleys and to create any subdivisions or parts thereof, to lease, to divide said property as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to curtail or to grant 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 mortgage, to 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, in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any thing a term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and conditions thereof at any time or times 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 hereunder and to contract respecting the manner of doing the amount of present or future 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 in or about or appurtenant 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 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 in 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 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 and in said instrument thereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 predecessors 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 in said real estate as such, but only an interest in the earnings, avails and proceeds thereof as such.

If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed 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 Son Quy Tran and Hue Anh Tran hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, Son Quy Tran and Hue Anh Tran hereunto set their hands and seal this 22th day of June 1994.

Son Quy Tran (Seal) Hue Anh Tran (Seal)  
33 (Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
George E. Witteman  
5850 Forest Glen Ave  
Chicago, IL 60646

I, Phyllis Kriemadis, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Son Quy Tran and Hue Anh Tran, his wife

personally known to me to be the same person Son Quy Tran and Hue Anh Tran 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 set forth, including the release and waiver of the claim of homestead.  
Given under my hand and notarial seal this 11th day of July 1994.

Call  
Roberts D2  
94038041 Accommodation



MY COMMISSION EXPIRES 8-21-96  
Phyllis Kriemadis  
Notary Public

After recording return to:  
CHICAGO TITLE AND TRUST COMPANY  
Land Trust Department  
171 N. Clark St./Chicago, IL 60601-3294  
or  
Box 533 (Cook County only)

5712 N. Bernard St.  
Chicago, IL 60659

2500/70

BOX 333-CTI

This space for affixing Riders and Revenue Stamps  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SEC. 200.3 (B-6) CHICAGO TRANSACTION TAX  
A N D  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
REAL ESTATE TRANSFER TAX ACT  
DATE 7-9-94 DECLARANT 94601610

94601610

Doc. No. 1000

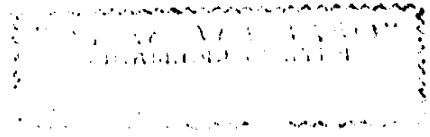
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STATE OF ILLINOIS  
CLERK OF THE SUPREME COURT

Property of Cook County Clerk's Office

CLERK OF THE SUPREME COURT  
STATE OF ILLINOIS  
100 N. LA SALLE ST.  
CHICAGO, ILL. 60602  
TEL: (312) 443-2000  
FAX: (312) 443-2001  
WWW.COURTS.STATEIL.US

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# UNOFFICIAL COPY

## 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 7-8, 1994 Signature: \_\_\_\_\_

*[Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said George Wittenman this 8th day of July, 1994.

Notary Public

*[Signature]*

"OFFICIAL SEAL"  
Lisa A. Downey  
Notary Public, State of Illinois  
My Commission Expires 7/23/96

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 7-8, 1994 Signature: \_\_\_\_\_

*[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said George Wittenman this 8th day of July, 1994.

Notary Public

*[Signature]*

"OFFICIAL SEAL"  
Lisa A. Downey  
Notary Public, State of Illinois  
My Commission Expires 7/23/96

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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