

# UNOFFICIAL COPY

## QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor

Marie T. Walsh, A Widow

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 31st day of December 1986, known as Trust Number 11519 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Legal description attached and incorporated herein as Exhibit "A"

PROPERTY ADDRESS: 904-906 W. Diversey, Chicago, IL 60657

PERMANENT TAX NUMBER 14-29-229-024-025 VOLUME NUMBER 94801922

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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 to 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 lease 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 changes of any kind, to release, convey or assign any right, title or interest in or about or as appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways as if 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 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 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 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 personal 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 my hand and seal this 30th day of August 1994.

Marie T. Walsh Seal 94801922 Seal

STATE OF ILLINOIS SS COUNTY OF COOK I Daniel F. Hofstetter A Notary Public in and for said County in the state aforesaid do hereby certify that Marie T. Walsh, A Widow

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.

OFFICIAL SEAL DANIEL F. HOFSTETTER NOTARY PUBLIC, STATE OF ILLINOIS COMMISSION EXPIRES 2/13/96

AFTER RECORDING, MARQUETTE NATIONAL BANK 6155 SOUTH PULASKI ROAD CHICAGO, ILLINOIS 60629 OR BOX 300 THIS INSTRUMENT WAS PREPARED BY: Daniel F. Hofstetter, Ltd. 1701 E. Lake Ave., #160 Glenview, IL 60025

R43124 17d

SEAL STATE ILLINOIS Cook County 200000 18-526 9-5-94

This space for affixing Riders and Revenue Stamps

2350

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COOK COUNTY RECORDER

32677 5 JJ \* 94-8049222

145555 TRAN 5138 09/15/94 10:20:00

DEPT-11 RECORD-1 \$23.50

APLINGTON HEIGHTS, IL 60004  
1500 N. SHORE  
APLINGTON HEIGHTS, IL 60004

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EXHIBIT "A"

## LEGAL DESCRIPTION:

### PARCEL 1:

LOT 8 AND THE WEST 5 FEET OF LOT 7 IN RINDER'S RESUBDIVISION OF LOTS 7 TO 10 AND THE SOUTH 17 FEET OF LOT 6 IN BLOCK 3 IN WOLFRAM'S SUBDIVISION OF BLOCK 8 IN THE CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 9 IN THE SUBDIVISION OF LOTS 7, 8, 9 AND 10 TOGETHER WITH THE SOUTH 17 FEET OF LOT 6 IN BLOCK 3 IN WOLFRAM'S SUBDIVISION OF BLOCK OF THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, APRIL 5, 1978 AS DOCUMENT NUMBER 175176 IN BOOK 13 OF PLATS, PAGE 55.

PARCEL 3: THE 10 FOOT PRIVATE ALLEY NORTH AND ADJOINING LOTS 7 AND 8 IN RINDER'S RESUBDIVISION OF LOTS 7 AND 8 AND THE SOUTH 1/2 OF LOT 6 IN BLOCK IN WOLFRAM'S SUBDIVISION OF BLOCK 8 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 14-29-229-024 AFFECTS: PARCEL 2  
14-29-229-025 AFFECTS: PARCEL 1

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COOK COUNTY Clerk's Office

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REPUBLIC TITLE COMPANY  
1500 W. SHURE  
MERRINGTON HEIGHTS, IL 60004