

94987543

QUIT CLAIM DEED IN TRUST

P220A 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor ANGELA MARIA CALABRESE, a widow, 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, Conveys and quit claims unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of November, 1994, known as Trust Number RG-1128, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 51 in Fox's subdivision of parts of Lots 1 and 2 in South West 1/4 of Section 6, Township 40 North, Range 13, East of the Third Principal Meridian, lying South of State Street according to the plat thereof recorded August 2, 1872 in Book 1 of Plate, page 86, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 13-06-317-025-0000

Address of Real Estate: 5600 N. Nottingham, Chicago, IL 60631 94987543

Grantor's Address: 4000 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and for 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 in 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 for any period or periods of time, not exceeding in the case of any single lease the 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 provisions 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, to contract respecting the manner of fixing 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 easement appurtenant to said premises or any part thereof, and to deal with said property and any 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 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 same were 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 hereunder, (c) that said 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 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 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, releases and conveys, under and by virtue of any and all returns of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, hereunto set her hand, and seal, this 17th day of November, 1994.

Angela Maria Calabrese (Seal)

This instrument was prepared by Frank Albano, Attorney, 1515 N. Harlem Avenue, Oak Park, IL 60302

I, FRANK ALBANO, a Notary Public in and for said County, in the state aforesaid, do hereby certify that ANGELA MARIA CALABRESE, 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.

Given under my hand and notarial seal this 17th day of November, 1994

Frank Albano Notary Public

OFFICIAL SEAL FRANK ALBANO NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. APR. 12, 1998

Pioneer Bank & Trust Company

5600 N. Nottingham, Chicago, IL 60631

For information only insert street address of above described property.

Box 22

EXCEPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH (e) OF THE REAL ESTATE TRANSFER TAX ACT.

THIS SPACE FOR AFFIXING STICKS & NO. RECORD STAMP

Document Number

DATE: 11/17/94 BY: [Signature]

NOTARY PUBLIC STATE OF ILLINOIS

2023

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING 425.00
TH0004 TRAN 9327 11/22/94 10:02:00
45553 + LF 8--94-987543
COOK COUNTY RECORDER

UNOFFICIAL COPY

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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 Nov 17, 1994 Signature: Angela Maria Calabrese
Grantor or Agent

Subscribed and sworn to before me by the said ANGELA MARIA CALABRESE this 17th day of November, 1994.

Notary Public Frank Albano



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 November 17, 1994 Signature: [Signature]
PIONEER BANK & TRUST COMPANY, T/U/T
No. PG-1128 dated November 17, 1994,
and not personally
~~GRANTOR~~
DANIEL N. WLODEK
Trust Officer

Subscribed and sworn to before me by the said Grantee this 17th day of November, 1994.

Notary Public Rosa Ibbette Cortes



94987543

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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ENCLOSURE