

QUIT CLAIM Deed in Trust

This space for Recorder's use only.

Grantor(s), Mark P. Gee and Patricia Gee of 2423 N. Central Chicago, Cook of the County of Cook and State of Illinois in consideration of Ten Dollars and NO/100ths Dollars (\$ 10.00 and other valuable consideration, receipt of which is hereby acknowledged, convey(s) and warrant(s) unto COSMOPOLITAN BANK AND TRUST, 801 N. Clark Street, Chicago, Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 27th day of December, 1993, and known as trust number 50087, the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

Lot 31, 32 and 33 in Block 5 in Howser's Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Note: The Title to This Land Has Been Registered Under An Act Concerning Land Title, Known As The Torrens Act. Certificate: 788904 Volume: 1582 Page: 453 94033225

SUBJECT TO:

ADDRESS OF PROPERTY: 2423 N. Central - Chicago, IL. 60639 PIN: 13-28-324-013-0000 & 13-28-324-014-0000 & 13-28-324-015-0000

TO HAVE AND TO HOLD said real estate with the appurtenances, on 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, to renew or extend leases on any terms and for any period or periods of time, 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 reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 encumbrance appurtenant to said real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying on or claiming under any such conveyance, lease or other instrument in that at the time of the delivery thereof the trust created by this Deed 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgement or decree for anything in or by or for its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said first mentioned Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee/Grantor in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee/Grantor, in its own name, as Trustee of an express trust and not individually (and the Trustee/Grantor shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee/Grantor shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatever shall be charged with notice of this condition from the date of the filing for recording and/or filing of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary thereunder 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, the intention hereof being to vest in said Cosmopolitan Bank and Trust as Trustee, the entire legal and equitable title in fee simple, in and to all of said real estate.

If the title to any of said real estate 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.

Grantor(s) hereby expressly waives and releases any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) ha ve signed this deed, this 12th day of January, 1994.

Mark P. Gee (Signature) Mark P. Gee

Patricia Gee (Signature) Patricia Gee

State of Illinois } County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mark P. Gee and Patricia Gee

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 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 right of homestead.

THIS DEED PREPARED BY: Prepared by: ANTHONY N. PANZICA Attorney at Law 3347 W. Irving Park Road Chicago, Illinois 60618 Given under my hand and notarial seal this 12th day of January, 1994 (Signature) Notary Public

Under Real Estate Transfer Tax Act Sec. 4 & Cook County Ord. 9510 Date 1-11-94 Sign. Lou Schmitt

DOCUMENT NUMBER

RETURN TO: ANTHONY N. PANZICA ATTORNEY AT LAW 3347 W. IRVING PARK ROAD CHICAGO, IL 60618



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PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

DEPT-01 RECORDING \$25.50
TRAN 1473 01/11/94 14:44:00
*--94-033225
COOK COUNTY RECORDER

94033225

RETURNS TO:

ANTHONY N. PANICA
ATTORNEY AT LAW
3347 W. IRVING PARK ROAD
CHICAGO, IL 60618

ADVISORY BOARD
CHICAGO POLICE DEPARTMENT
CHICAGO, ILLINOIS

RECEIVED
JAN 11 1994
CHICAGO POLICE DEPARTMENT
COMMUNICATIONS SECTION

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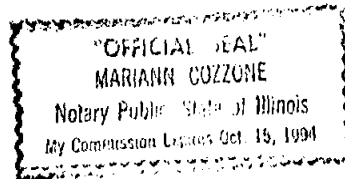
STATEMENT BY GRANTOR AND GRANTEE

This 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: 1/11, 1994. Signature: *Mariann Cozzone*
Grantor or Agent

Subscribed and sworn to before me
by the said NOTARY this
11 day of January, 1994.

Notary Public *Mariann Cozzone*

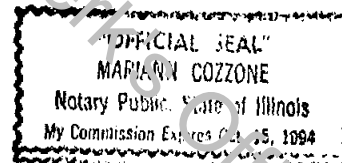


This grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 1/11, 1994. Signature: *Mariann Cozzone*
Grantee or Agent

Subscribed and sworn to before me
by the said NOTARY this
11 day of January, 1994.

Notary Public *Mariann Cozzone*



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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STATEMENT OF DEBTS AND CREDITORS

This debtor or his agent, clerk or other person, in the presence of the undersigned, has read and acknowledged the contents of the foregoing statement of debts and credits, and has admitted the truth of the same, and has signed the same in the presence of the undersigned, and has acknowledged the same before me, a Notary Public in and for the State of Illinois, on this _____ day of _____, 19____.

Subscribed and sworn to before me by the said _____ day of _____, 19____.

Notary Public in and for the State of Illinois.

This debtor or his agent, clerk or other person, in the presence of the undersigned, has read and acknowledged the contents of the foregoing statement of debts and credits, and has admitted the truth of the same, and has signed the same in the presence of the undersigned, and has acknowledged the same before me, a Notary Public in and for the State of Illinois, on this _____ day of _____, 19____.

Subscribed and sworn to before me by the said _____ day of _____, 19____.

Notary Public in and for the State of Illinois.

NOTE: Any person who knowingly makes a false statement or omits material information in this statement shall be liable for the same under the provisions of the Illinois Penal Code.

(Attached to be used as proof of debt or credit in Cook County, Illinois, if examined under provisions of Sections 10-1 and 10-2 of the Illinois Code of Civil Procedure.)

19____