

UNOFFICIAL COPY

QUIT CLAIM
DEED IN TRUST

94085498

DEPT-01 RECORDING \$25.50
T80613 TRAN 2338 01/26/94 12:41:00
44340 4 * - 94 - 085498
COOK COUNTY RECORDER

FORM 100-1 (1-87)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **CORNELL COURT, INC., an Illinois corporation,**

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten (\$10.00) and 00/100** Dollars, and other good and valuable considerations in hand paid, Convey **S** and Quit Claim **S** unto the **Heritage Pullman Bank & Trust Corporation** of Illinois, whose address is **1000 E. 111th St Chicago, Illinois 60628**, as Trustee under the provisions of a trust agreement dated the **15th** day of **May** **19 61**, known as Trust Number **5942** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

* See reverse side for legal description. *

Address: **5510 South Cornell Avenue - Unit D Chicago, Illinois 60615**

PERMANENT TAX NUMBER: **20-13-108-1004**

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 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 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 in 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 in case and to grant to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of raising 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 present title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and means, 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, conveyed 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 trustee 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 instrument hereof and binding upon all beneficiaries thereunder, (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 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 and releases 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, aforesaid has hereunto set hand and seal

this 11th day of August 19 92

(Seal) _____ (Seal)

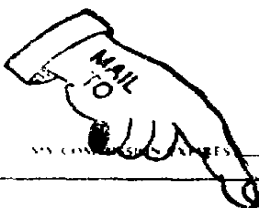
(Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:
HOWARD L. WARD
8836 SOUTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60620

Name of _____, a Notary Public in and for said County, in and for the state aforesaid, do hereby certify that _____

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as a 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 _____ day of _____ 19 _____



ALLAN GUSTAFSON
2025 Dolton Road
Calumet City, Illinois 60409

For information only insert street address of above described property

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. _____
Date 10/11/92

This space for affixing Riders and Revenue Stamps

94085498

25.50
11

UNOFFICIAL COPY

2000000000

UNIT "D" IN CORNELL COURT TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. THE SOUTH 20 FEET OF LOT 13 AND THE NORTH 30 FEET OF LOT 14 IN BLOCK 1, IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTHWEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12 AND THE WEST PART OF THE NORTHWEST 17.03 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO: 88234079, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. PIN: 20-13-108-1004
 PROPERTY ADDRESS: 5510 SOUTH CORNELL AVE., UNIT "D"
 CHICAGO, ILLINOIS 60615

In Witness Whereof, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 11th day of August, 1992.

SEAL

CORNELL COURT, INC.

By [Signature]

PRESIDENT

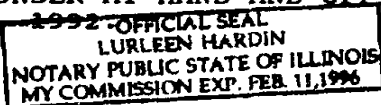
ATTEST: [Signature]

SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, LURLEEN HARDIN, a Notary Public, in and for the said County and State aforesaid, DO HEREBY CERTIFY that: IRVING LOVE personally known to me to be the PRESIDENT of CORNELL COURT, INC., an Illinois corporation, and ALLAN GUSTAFSON personally known to me to be the SECRETARY of said corporation, and personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me on this day in person and severally acknowledged that as such PRESIDENT and SECRETARY, they signed and delivered the said instrument as PRESIDENT and SECRETARY of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this 11th day of August 1992



Lurleen Hardin
 NOTARY PUBLIC
 Commission Expires:

This instrument prepared by:
 HOWARD L. WARD 8836 SOUTH ASHLAND AVE., CHICAGO, ILLINOIS 60620

Return To: ALLAN GUSTAFSON
2025 DOLTON ROAD, CALUMET CITY, ILLINOIS 60409

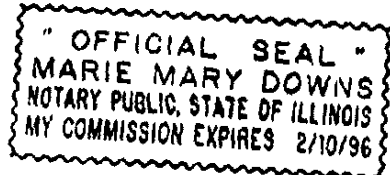
94055495

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 August 25, 1993, 1993 Signature: [Signature]
Grantor or Agent

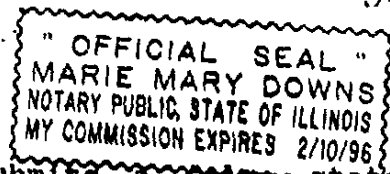
Subscribed and sworn to before me by the said Allan Gustafson this 25 day of August, 1993.
[Signature]
Notary Public



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 August 25, 1993, 1993 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Allan Gustafson this 25th day of August, 1993.
[Signature]
Notary Public



34085495

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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office