

UNOFFICIAL COPY

04 FEB 20 AM 11:50

94175978

COOK
GO. NO. 010

224202



QUIT CLAIM
DEED IN TRUST

94175978

The above space for recorder's use only

25 EA



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
200.00

2 5 3 4 6 1

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
FEB 22 1994
F.B. 11421



100.00

This space for affixing Riders and Revenue Stamps

94175978

Document Number

Call
74-79-519
F2
1/15/94

BOX 333

THIS INDENTURE WITNESSETH, That the Grantor **ROBERT KOFF**, A MARRIED MAN,

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN AND 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 **31st** day of **JANUARY** 19 **94**, known as Trust Number **1100246** the following described real estate in the County of **COOK** and State of Illinois, to-wit:

(SEE RIDER ATTACHED HERETO FOR LEGAL DESCRIPTION)

THIS IS NOT HOMESTEAD PROPERTY

PERMANENT TAX NUMBER: **17-03-215-013-1012** VOLUME NUMBER: **496**

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 manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways and alleys and to vacate any subdivision or part thereof, and to reallocate 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 leases 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 reversion and to contract respecting the manner of fixing the amount of present or future rents, 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 incident 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 do, 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 which 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, real, 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, expediency or 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 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 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, his

In Witness Whereof, the grantor, aforesaid his, hereunto set hand and seal this 10 day of February 19 94

Robert Koff (Seal) ROBERT KOFF (Seal)
(Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY:
ARTY. ROLLIN SOSKIN
9933 LAWLER, #321
SKOKIE, IL 60077

State of **IL** County of **COOK** ss **Ronald L. Gjerde** a Notary Public in and for said County, in the state aforesaid, do hereby certify that **ROBERT KOFF**

" OFFICIAL SEAL "
RONALD L. GJERDE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/5/96

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 he signed, sealed and delivered the said instrument as his 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 10 day of February 19 94

MY COMMISSION EXPIRES 11/5/96
Ronald L. Gjerde
Notary Public

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

910 N. LAKE SHORE DRIVE, #320, CHICAGO, IL 60611

For information only insert street address of above described property

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94175978

★ 672063 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE FEB 22 '94 ★
★ PD.11193 ★



750.00

★ 672064 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE FEB 22 '94 ★
★ PD.11193 ★



750.00

UNOFFICIAL COPY

94175978

LEGAL DESCRIPTION FOR CHICAGO TITLE AND TRUST COMPANY
LAND TRUST NUMBER 1100246:

UNIT NUMBER 320 IN THE 900-910 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 8 BOTH INCLUSIVE AND LOTS 46 AND 47 IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 25134005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

94175978

UNOFFICIAL COPY

Property of Cook County Clerk's Office