

QUIT CLAIM

94196888

DEPT-01 \$25.00
T64444 TRAN 5681 03/02/94 14:29:00
#5977 #LF #94-196888
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Dorothy Dempsey
of the County of Cook and State of Illinois for and in consideration
of ten dollars (\$10.00) dollars, and other good
and valuable considerations in hand paid, Convey and Quit Claim unto FIRST CHICAGO
TRUST COMPANY OF ILLINOIS, an Illinois corporation of,
its successor or successors, as Trustee under a trust agreement dated February 17,
19 94, known as Trust Number RU-012338, the following
described real estate in the County of Cook and State of Illinois, to-wit:
(see attached description)

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(Permanent Index No.: 13 - 31 - 107 - 024 - 1074 -)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the use and purposes herein and in the trust agreement as forth.
Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or
alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on
any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such suc-
cessor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real
estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of lease, or on any terms and for any period or periods of time
and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases
and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the
manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to lease, convey or assign any right, title or interest
in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and any part thereof in all other ways and for
such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above
specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof, shall be conveyed, contracted to be
sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be
obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or
permitted to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to
the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c)
that the 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 the title, estate rights,
powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the
avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no bene-
ficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 instrument, 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 waive and release any and all right or benefit under and by virtue of any and all statute of the
State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor, Dorothy Dempsey, hereunto set hand and seal this 17th day of February 19 94

Dorothy Dempsey (SEAL)
(SEAL)

ADDRESS OF PROPERTY:

2333 N. Neva, #210-C
Chicago, IL 60635

THIS DOCUMENT WAS PREPARED AND
DRAFTED BY
Thomas G. Macey

101 W. Grand, Ste. 200
Chicago, IL 60610

RECORDER'S OFFICE BOX NO

The space for affixing Return and Revenue Stamp

Exempt from Real Estate Transfer Tax Act Sec. 4
Pat. E
Date 3/2/94
Sign Tom Macey

Document Number

Handwritten initials and date: 25-100, TGD

UNOFFICIAL COPY

State of Illinois, ss.
County of Cook

I, Pamela M. Barrett a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Dorothy Dempsey

personally known to me to be the same person whose name Dorothy Dempsey subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that Dorothy Dempsey
signed, sealed and delivered the said instrument as 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 February, 19 94.

Pamela M. Barrett
Notary Public



Property of Cook County Clerk's Office

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UNIT 210 C IN OAKFIELD WEST CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS AND VACATED ALLEYS OF PARTS THEREOF IN MONT CLARE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, LYING SOUTH OF FULLERTON AVENUE, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 1535 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22846239 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD AND THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THAT CONVEYED HEREBY (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office
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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 2-27, 1994 Signature: Mrs. Dorothy Dempsey
Grantor or Agent

Subscribed and sworn to before

me by the said Dorothy Dempsey
this 27th day of February
1994.

Notary Public Pamela M. Barrett

OFFICIAL SEAL
PAMELA M. BARRETT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-1-98

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 2-27-, 1994 Signature: Mrs. Dorothy Dempsey
Grantee or Agent

Subscribed and sworn to before

me by the said Dorothy Dempsey
this 27th day of February
1994.

Notary Public Pamela M. Barrett

OFFICIAL SEAL
PAMELA M. BARRETT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-1-98

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

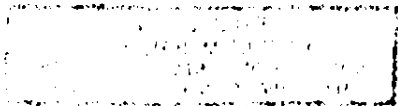
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