



UNOFFICIAL COPY

QUIT CLAIM
DEED IN TRUST

94200059

Form 359 R. 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **CRYSTAL A. ABERNATHY**

of the County of **Cook** and State of **Illinois** for and in consideration of Ten and 00/100ths ----- Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claims unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the **Seventeenth** day of **June** 19 **92**, known as Trust Number **1096807** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

COOK COUNTY RECORDER
6086 1 F
TRAN 5722 03/03/94 1144100
000259

PERMANENT TAX NUMBER: **1-421-100**

VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances to 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 and provide for 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 gross, term 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 a 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 and to contract respecting the manner of fixing the amount of 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 easement appurtenances 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 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, loan, 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, loan, or other instrument; (c) 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; (d) that such contract 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 thereto and binding upon all beneficiaries thereunder; (e) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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 duly vested with all the title, estate, rights, powers, authorities, duties and obligations of his, 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 use 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 rights or benefits under and by virtue of any statute of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, **Crystal A. Abernathy** her and seal this **3rd** day of **February** 19 **94**

Crystal A. Abernathy (Seal)
CRYSTAL A. ABERNATHY (Seal)



THIS INSTRUMENT WAS PREPARED BY:
Roland M. Stewart, Sr.
30 N. LaSalle St., #1730
Chicago, IL 60602

State of **Illinois**)
County of **Cook**) SS _____ a Notary Public in and for said County, in the state aforesaid, do hereby certify that **CRYSTAL A. ABERNATHY**

My Commission Expires **9/26/96**
"OFFICIAL SEAL" of 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 under my hand and notarial seal this **3rd** day of **February** 19 **94**

Roland M. Stewart
Notary Public

After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington St./Chicago, Ill. 60602
or
Box 533 (Cook County only)

For information only return stamp address of above described property

Stamp Under Real Estate Transfer Tax Act Sec. 4
This stamp is affixed to every deed transferred to Cook County Ord. 96064
Date **3/4/94**
Sign **[Signature]**

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Property of Cook County Clerk's Office

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.R DEPT-01
154444 TRAN 5752 03/03/74 11:42:00 \$25.50
6096 # LF *--94--200059
COOK COUNTY RECORDER

RESIDENTIAL COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007367695 V2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE NORTH 21.00 FEET OF THE SOUTH 168.66 FEET OF THE NORTH 177.26 FEET (EXCEPT THE SOUTH 196 FEET THEREOF) OF A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST FOLK STREET (66 FEET WIDE) ON THE WEST LINE OF SOUTH MORGAN STREET AS WIDENED BY RESOLUTION RECORDED AS DOCUMENT 19317174; THENCE SOUTH 0 DEGREES, 01 MINUTES, 07 SECONDS WEST ALONG SAID WEST LINE OF SAID SOUTH MORGAN STREET, A DISTANCE OF 790.51 FEET; THENCE SOUTH 67 DEGREES, 11 MINUTES, 19 SECONDS WEST, A DISTANCE OF 18.60 FEET TO THE NORTH LINE OF WEST TAYLOR STREET (66 FEET WIDE); THENCE SOUTH 89 DEGREES 56 MINUTES, 45 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST TAYLOR STREET, A DISTANCE OF 95.93 FEET TO THE SOUTH WEST CORNER OF LOT 7 IN THE SUBDIVISION OF THE SOUTH EAST QUARTER OF BLOCK 18 OF CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 00 MINUTES, 41 SECONDS EAST ALONG THE EAST LINE OF A 16 FOOT WIDE ALLEY, A DISTANCE OF 317.78 FEET TO AN ANGLE POINT AT THE NORTH WEST CORNER OF LOT 4 IN THE SUBDIVISION OF THE NORTH EAST QUARTER OF BLOCK 18 IN SAID CANAL TRUSTEE'S SUBDIVISION THENCE NORTH 11 DEGREES, 51 MINUTES, 45 SECONDS EAST ALONG THE EAST LINE OF SAID 16 FOOT WIDE ALLEY, A DISTANCE OF 51.15 FEET TO AN ANGLE POINT AT THE NORTH WEST CORNER OF LOT 2 IN SAID SUBDIVISION OF THE NORTH EAST QUARTER OF BLOCK 18; THENCE NORTH 0 DEGREES, 00 MINUTES, 45 SECONDS EAST ALONG THE EAST LINE OF AN 18 FOOT WIDE ALLEY AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 329.56 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 IN H. D. GILPIN'S SUBDIVISION OF BLOCK 17 IN SAID CANAL TRUSTEE'S SUBDIVISION, THENCE SOUTH 89 DEGREE, 55 MINUTES, 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 4.82 FEET TO THE EAST LINE OF 18 FOOT PUBLIC ALLEY AS PER DOCUMENT NUMBER 19736158; THENCE NORTH 00 DEGREES, 00 MINUTES, 21 SECONDS EAST ALONG THE EAST LINE OF SAID 18 FOOT PUBLIC ALLEY (ALSO BEING THE EAST LINE OF THE WEST 18 FEET OF SAID LOT 5), A DISTANCE OF 100.18 FEET TO THE SOUTH LINE OF SAID WEST FOLK STREET; THENCE NORTH 89 DEGREES, 53 MINUTES, 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID FOLK STREET, A DISTANCE OF 107.18 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ALSO 116.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, MEASURED PERPENDICULARLY TO SAID EAST LINE FROM A POINT 1899.15 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 ALL IN COOK COUNTY, ILLINOIS

Exhibit "A"

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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 March 3, 1994

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before

me by the said Richard M. Stewart
this 3rd day of March
1994.

Notary Public [Signature]

"OFFICIAL SEAL"

Yvette L. Coleman
Notary Public, State of Illinois
My Commission Expires 2/3/96

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 March 3, 1994

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before

me by the said Richard M. Stewart
this 3rd day of March
1994.

Notary Public [Signature]

"OFFICIAL SEAL"

Yvette L. Coleman
Notary Public, State of Illinois
My Commission Expires 2/3/96

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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