

DEED IN TRUST

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QUIT CLAIM

94256035

DEPT-01 RECORDING 157777 TRAM 7657 03/21/94 15:39:03 94256035 L.C. # - 94-256035 COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor THOMAS F. DURKIN and MARY V. DURKIN, his wife

of the County of Cook and State of Illinois for and in consideration of TEN and no/100 (\$10.00) dollars, and other good

and valuable considerations in hand paid, Convey and Quit Claim unto FIRST CHICAGO BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated January 28, 19 94, known as Trust Number RV-012331, the

following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT 1221-2B IN LUNT COURT CONDO IN LOTS FOURTEEN (14) AND FIFTEEN (15) IN W.D. PRESTON'S SUBDIVISION OF BLOCKS FOUR (4), NINE (9) AND EIGHT (8) WITH LOT ONE (1) IN BLOCK SEVEN (7) IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTH WEST QUARTER WITH THE NORTH EAST FRACTIONAL QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-ONE (41) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 11-32-114-031-1023

Commonly known as 1221 West Lunt Avenue, Apt. 2-B, Chicago, Illinois 60626

(Permanent Index No.: 11321140311023)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth

Full power and authority is hereby granted to said trustee to subdivide and recombine the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to execute any instrument or part thereof; to execute contracts to sell or lease, to convey 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 successor or successors in trust all of the title, estate, powers and authorities vested in the trustee, in doing so 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 person or otherwise, by lease to commence in person or in future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon 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 or options to renew leases and options to purchase the whole or any part of the real estate 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 make, 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 the same be 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 privileged 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, and that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, and 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 thereto and binding upon all beneficiaries; and that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, enjoyment, 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 beneficiary 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 register of title or to 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 which case made and provided.

And the said grantor hereby expressly waives and releases any and all right of 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 S. _____ do hereby set their hand S. _____ and seal S. _____ on the 16th day of February, 1994.

THOMAS F. DURKIN (SEAL)

MARY V. DURKIN (SEAL)

ADDRESS OF PROPERTY

Unit 2-B, 1221 W. Lunt Ave. Chicago, Illinois 60626



1825 W. Lawrence Avenue Chicago, Illinois 60640 (312) 989-3000

BOX 55

THIS DOCUMENT WAS PREPARED AND DRAFTED BY DONALD MARTIN, ESQ.

MARTIN & KARCAZES, LTD. 30 N. LaSalle St., #4020 Chicago, Illinois 60602

This space for affixing Riders and Revenue Stamps

94256035

Document Number

Date

Handwritten signature: J. M. Mart...



Handwritten notes: 2/25/94

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RECORDED

State of **ILLINOIS**
County of **COOK**

Donna Villalobos

Notary Public in and for said County, in

the state aforesaid, do hereby certify that **THOMAS F. DURKIN and**
MARY V. DURKIN, his wife

personally known to me to be the same person s whose name s are 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

OFFICIAL SEAL
DONNA VILLALOBOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/7/96

and purposes therein set forth, including the release and waiver of the right to homestead
and natural and this 17th day of February 19 94

Donna Villalobos
Notary Public

Property of Cook County Clerk's Office

94256035

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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 3-18, 1994

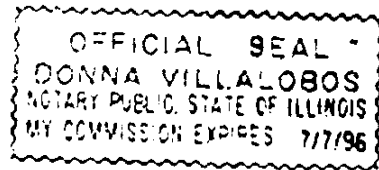
Signature: Thomas F Durkin

Grantor or Agent

Subscribed and sworn to before me by the said Thomas Durkin

this 14th day of February, 1994.

Notary Public Donna Villalobos



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 3-18, 1994

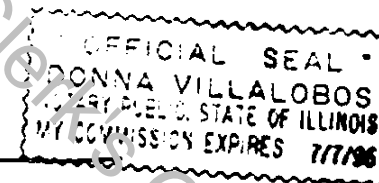
Signature: Thomas F Durkin

Grantee or Agent

Subscribed and sworn to before me by the said Thomas Durkin

this 14th day of February, 1994.

Notary Public Donna Villalobos



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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