

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

95402707

This INDENTURE WITNESSETH, That the Grantor, JOHN M. SHEAHAN, a Widower, and Not Remarried,

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, CONVEYS and

QUITCLAIM S unto the CHICAGO TITLE AND TRUST COMPANY, a

corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as

Trustee under the provisions of a trust agreement dated the 1st day of May 1995, known as Trust Number 1100859 County of Cook and State of Illinois, to-wit:

DEPT-01 RECORDING \$27.00  
T#0012 TRAM 4799 06/22/95 08:20:00  
#6495 # JM \*-95-402707  
COOK COUNTY RECORDER

Reserved for Recorder's Office

278

the following described real estate in the

RIDER OF LEGAL DESCRIPTION OF REAL ESTATE ATTACHED HERETO AND MADE A PART HEREOF, CONSISTING OF PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4 AND PARCEL 5.

Permanent Tax Number: SEE ATTACHED RIDER

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 leases to commence in present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 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 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 or 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 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, 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 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

RECORD & RETURN TO LAND RECORDS DIVISION CHICAGO CO. CLERK

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(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.

And the said grantor \_\_\_\_\_ hereby expressly waives \_\_\_\_\_ and release 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 his hand \_\_\_\_\_ and seal \_\_\_\_\_ this 19th day of May \_\_\_\_\_ 1995.

\_\_\_\_\_  
(Seal)

John M. Sheahan  
\_\_\_\_\_  
JOHN M. SHEAHAN  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

Law Offices of William T. Regas  
123 South Northwest Highway  
Park Ridge, Illinois 60068-4228

Exempt under provisions of Paragraph (e), Section 31-45, Real Estate Transfer Act, 35 ILCS, 200/31-45.

John M. Sheahan  
\_\_\_\_\_  
(Grantor)

State of ILLINOIS  
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John M. Sheahan, a  
Widower, and Not Remarried

\_\_\_\_\_ is 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 12th day of May \_\_\_\_\_ 1995.

Justine D. Riley  
\_\_\_\_\_  
NOTARY PUBLIC

PROPERTY ADDRESS:

SEE ATTACHED RIDER



AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE AND TRUST COMPANY  
171 N. CLARK STREET ML09LT  
CHICAGO, IL 60601-3294

OR BOX NO. 333 (COOK COUNTY ONLY)

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RIDER OF LEGAL DESCRIPTION ATTACHED TO AND MADE  
A PART OF QUIT CLAIM DEED IN TRUST DATED MAY 19, 1995  
FROM JOHN M. SHEAHAN, A WIDOWER, AND NOT REMARRIED, TO  
CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST  
AGREEMENT DATED MAY 1, 1995, KNOWN AS TRUST NUMBER 1100859

**PARCEL 1:**

Lot 17 in Block 46 in North West Land Association Subdivision of the West Half of the North West Quarter of Section 13, Township 40 North, Range 13 East of the Third Principal Meridian (except right of way of that North Western Railroad Company) in Cook County, Illinois.

Commonly Known As: 3011 West Eastwood, Chicago, Illinois 60625  
P.I.N. 13-13-113-015-0000

**PARCEL 2:**

Lot 11 in Block 5 in Central Park Addition to Chicago in Section 14, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 3427 West Adams Street, Chicago, Illinois 60624  
P.I.N. 16-14-209-014-0000

**PARCEL 3:**

Lot 10 and the West 10 feet of Lot 9 in Block 5 in Central Park Addition to Chicago, being that part of the West 1/2 of the North East 1/4 of Section 14, Township 39 North, Range 13, East, lying North of Barry Point Road, in Cook County, Illinois.

Commonly Known As: 3425 West Adams Street, Chicago, Illinois 60624  
P.I.N. 16-14-209-015-0000

**PARCEL 4:**

Lot 1 in Block 2 in S.E. Gross Subdivision of the East 8 acres of that part of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian lying North of Barry Point Road, in Cook County, Illinois.

Commonly Known As: 3023 Madison Street, Chicago, Illinois 60612  
P.I.N. 16-13-101-007-0000

**PARCEL 5:**

Lot 11 in Block 4 in Subdivision of Blocks 1 to 4 in S.L. Brown's Subdivision of part of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 3824 West Madison Street, Chicago, Illinois 60624  
P.I.N. 16-11-312-028-00001

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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 May 19, 1995

Signature *John M. Sheahan*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID JOHN M. SHEAHAN  
THIS 19th DAY OF May  
19 95.

NOTARY PUBLIC *Justine B. Riley*



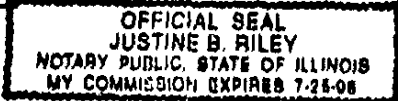
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date May 19, 1995

Signature *John M. Sheahan*  
Grantee or Agent  
As Beneficiary of Land Trust  
With Chicago Title and  
Trust Company

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID JOHN M. SHEAHAN  
THIS 19th DAY OF May  
19 95.

NOTARY PUBLIC *Justine B. Riley*



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.]

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