

UNOFFICIAL COPY

95553140

DEPT-01 RECORDING \$33.00
T42222 TRAN 4053 08/22/95 13:29:00
48541 # JJ *-95-553140
COOK COUNTY RECORDER

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, Paul Weisberg and Gertrude Weisberg, husband and wife, individually, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and quit claim unto Paul Weisberg, Gertrude Weisberg, Stuart E. Weisberg and Bette Weisberg, not individually but as Co-Trustees of the Weisberg Family Trust dated the 15 day of AUG, 1995, of 340 W. Diversey, Apt. 920, Chicago, Illinois, 60657 all of their right, title and interest in the following described real estate commonly known as 340 W. Diversey, Apt. 920, Chicago, Illinois, 60657 in the County of Cook and State of Illinois; to-wit:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the said real estate 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 Trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence praesenti or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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

95553140

33 ⁰⁰
BMT

UNOFFICIAL COPY

01/10/2019

Property of Cook County Clerk's Office

01/10/2019

UNOFFICIAL COPY

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 real estate, 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 easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 Trustees, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successor in trust, be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds or the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said Trust Agreement were 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustees, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that none of Paul Weisberg, Gertrude Weisberg, Stuart E. Weisberg and Bette Weisberg, nor his or her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything she or her agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such personal liability being hereby expressly waived and released. In addition, said party shall not incur personal liability for any contract, obligation or indebtedness incurred or entered into in her name, as Trustees of an express trust and not individually (and

9553140

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0-1111-10

UNOFFICIAL COPY

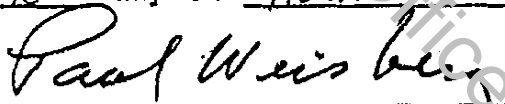
the Trustees shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustees shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only as provided in the Trust Agreement, and such interest is hereby declared to be personal property, and no beneficiary under such Trust Agreement shall have any title or interest, legal or equitable, in or to said real estate, the intention hereof being to vest in said Paul Weisberg, Gertrude Weisberg, Stuart E. Weisberg and Bette Weisberg, not individually but as Trustees of the Weisberg Family Trust dated the 15 day of AUG, 1995, the entire legal and equitable title in fee simple, in and to the real estate above described.

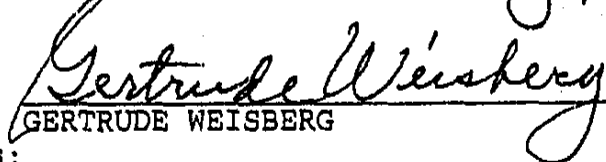
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "in trust", or "upon conditions", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided and said Trustees shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered Lands is in accordance with the trust's intent and meaning of the trust.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 15 day of AUG., 1995.



PAUL WEISBERG



GERTRUDE WEISBERG

The address of the grantee is:

340 W. Diversey, Apt. 920,
Chicago, Illinois, 60657

Mail to: Blooma Stark

UNOFFICIAL COPY

Property of Cook County Clerk's Office

01/10/2018

UNOFFICIAL COPY

This instrument was prepared by:

Bloom Stark
ROSENTHAL AND SCHANFIELD
55 East Monroe Street
46th Floor
Chicago, Illinois 60603
(312) 236-5622

RECORDER'S BOX NO. 78 (PAKOLLMAN)

"This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument."

Exempt under Real Estate Transfer Act Sec. 4
Para. E & Cook County Ord. 96704 Para. E

Date 8.21.95 Sign. Patricia A. Kollman

Exempt under provisions of Paragraph E, Section 200,1-286 or under provisions of Paragraph E, Section 200,1-48 of the Chicago Transaction Tax Ordinance

8.21.95
Date

Patricia A. Kollman
Buyer, Seller or Representative

95553140

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

Residence located at 340 W. Diversey, Apt. 920, Chicago, Illinois, 60657
legally described as:

UNIT No. 920 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lot 6 in the Assessor's Division of Lots 1 and 2 in the subdivision by the City of Chicago of the East fractional half of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, which lies between the East line of North Sheridan Road (formerly Lake View Avenue) on the West and the West line of North Commonwealth Avenue on the East (excepting therefrom that part lying North of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 4-3/16 inches North of the North line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue which is 227 feet 10 inches North of the North line of said West Diversey Parkway); ALSO: That part of Lot 7 in said Assessor's Division which lies between the East Line of North Sheridan Road (formerly Lake View Avenue) on the West, the West line of North Commonwealth Avenue on the East, and the North line of West Diversey Parkway on the South, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 11139, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23400546; together with an undivided .235 % interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and survey).

~~Mortgagee(s) also hereby grant(s) to Mortgagee, its successors and assigns, its rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.~~

~~This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.~~

PERMANENT REAL ESTATE INDEX NUMBER: 14-28-206-005-1258

95553140

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

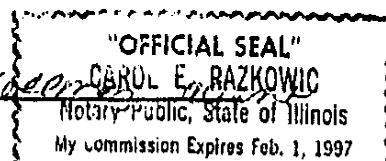
STATEMENT BY GRANTOR AND GRANTEE

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/collateral 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: August 21, 1995

Signature: _____

Patricia A. Kacera
grantor or agent



Subscribed and sworn to before me by the said grantor/agent of grantor this 21st day of August, 1995.

Notary Public: _____

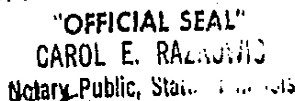
Carol E. Razkovic

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest/collateral 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: August 21, 1995

Signature: _____

Patricia A. Kacera
grantee or agent



Subscribed and sworn to before me by the said grantee or agent of grantee this 21st day of August, 1995.

Notary Public: _____

Carol E. Razkovic

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 a Class A misdemeanor for subsequent offenses.

95553140

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95553140