

95020131

QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor George Kita, a bachelor of the County of Cook and the State of Illinois for and in consideration of the sum of Ten and no/100- Dollars (\$ 10.00 ) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trust within the State of Illinois, as Trustee under the provisions of a Certain Trust Agreement, dated the 10th day of November 19 94, and known as Trust Number 94-6139 the following described real estate in the County of Cook and State of Illinois, to wit

Lot 33 in Feinberg's Sheridan Drive Addition in the South East Quarter of Section Twenty (20), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian in Cook County, Illinois.

GRANTEE'S ADDRESS 850 W. Jackson, Chicago, Illinois

PIN 14 20-410-023

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances thereunto in right of the trustee and for the uses and purposes therein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to execute, manage, protect and defend the said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to do and execute said real estate as often as desired for either 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, powers and authority vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said real estate or any part thereof, to lease said real estate, from time to time, in possession or reversion, by leases to commence in present, in future, and upon any terms and conditions, and for periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period, 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 purchase the whole or any part of the reversion and to contract respecting the manner of having the same, in present or future, to partition or 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 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 may deem lawful for any person standing in 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, or any successor in trust in real, personal or real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, mortgaged, or in any way encumbered, be obliged to see to the application of any part hereof to any trust, or to the money borrowed or advanced on said real estate, or to be obliged to see to the terms of the trust hereon, or to be obliged to inquire into the authority, necessity or expediency of any act of said Trustee or to be obliged to pay any of the terms of said Trust Agreement, and any such trust deed, mortgage, lease or other instrument executed by said Trustee or any successor in trust in relation to said real estate shall be deemed to be made in favor of every person including the Registrar of Titles of said County, in preference to any such conveyance, lease or other instrument, and 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, by that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and Trust Agreement or in all amendments thereof if any, and binding upon all hereafter, and that said Trustee 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 that the conveyance 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 the trust or trusts created in trust.

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 in the earnings, avails and proceeds arising from the sale or any 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 real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to issue or note in the certificates 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 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 10th day of November 19 94

(SEAL) George Kita (SEAL) George Kita

State of Illinois I, Carl Kita a Notary Public in and for said County of Cook the state aforesaid, do hereby certify that George Kita, a bachelor



Personally known to me to be the same person whose name is George Kita 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 10th day of November 19 94

Notary Public

MAIL TO:

Geo. Kita  
3248 N. Clark St.  
Chicago, Illinois 60657

Address of Property:  
914 W. Newport  
Chicago, Il. 60657  
For information only

This instrument was prepared by:  
George Kita  
3248 N. Clark St.  
Chicago, Illinois

OR RECORDER'S BOX NO

SAW UBBILIHIS ③

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act  
11/10/94  
Date  
George Kita  
Signature of Recordant  
Exempt from taxation under the Chicago Transaction Tax Ordinance by Paragraph (f) of Section 2001-285 of said ordinance  
George Kita  
Signature of Representative  
Stamp: Stamp Stenually per state statute for records

Document Number  
95020131

25.8

UNOFFICIAL COPY

18105060

Property of Cook County Clerk's Office

DEPT. OF RECORDING  
\$25.50  
1#0001 TRAM 6722 01/11/95 09:00:00  
#0448 1250 # -95-020131  
COOK COUNTY RECORDER

18105060

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated November 26, 1994

Signature: \_\_\_\_\_

George Kita  
Grantor or Agent

Subscribed and sworn to before me by the said George Kita this 28th day of November, 1994.

Notary Public \_\_\_\_\_

Carl Kita



The grantee or his/her 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 November 26, 1994

Signature: \_\_\_\_\_

George Kita  
Grantee or Agent

Subscribed and sworn to before me by the said George Kita this 28th day of November, 1994.

Notary Public \_\_\_\_\_

Carl Kita



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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