

UNOFFICIAL COPY

QUIT CLAIM
DEED IN TRUST

0017 MCH
RECORD IN #
MAIL
95164539 #
0017 MCH
03/03/95
03/03/95
2645
27.00
0.50
14:16

95164539

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **Chicago Perforating Company**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of **Ten and 00/100 (\$10.00)** and other good and valuable considerations in hand paid, Conveys and quit claims unto **METROPOLITAN BANK AND TRUST COMPANY**, an Illinois Corporation, its successor or successors, as Trustee under a trust agreement dated the **15th** day of **June**, 1982, known as Trust Number **1451**, the following described real estate situated in the County of **Cook**, in the State of Illinois, to wit:

Lot 70 and the East 15 feet of Lot 71 in the Subdivision of Block 9 in S. J. Walker's Subdivision of the North East 1/4 of Section 25, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining.
Permanent Index Number(s) 16-25-216-002

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS QUIT CLAIM DEED IN TRUST AND ARE INCORPORATED HEREIN.

And the said grantor hereby expressly waive s and release s 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 sales on execution or otherwise.

In Witness Whereof, the grantor aforesaid has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 17th day of February, 1995.

CHICAGO PERFORATING COMPANY (SEAL)

Attest: (SEAL)

William R. Drzyzga, Pres (SEAL)

William R. Drzyzga, Secretary (SEAL)

MAIL James G. Riley ADDRESS
DEED 8855 S. Roberts Rd. OF
TO Hickory Hills, IL 60457 PROPERTY:

2445 West 24th Place
Chicago, Illinois 60608

The above address is for information only and is not part of this deed.

This deed is exempt under Section 4, paragraph (e) of the Illinois Real Estate Transfer Act and Section 200.102 (B-6) of the City of Chicago Ordinance. Signed: *James G. Riley*

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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. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey 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; to donate, to dedicate, 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 possession or reversion by leases to commence in praesenti or futuro, 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 and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar 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 to be obliged or privileged to inquire into any or 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, (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, 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 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.

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____

personally known to me to be the same person _____, whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ 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 _____ day of _____, 19 _____.

Notary Public

This instrument was prepared by:
(Name) James G. Riley
(Address) 8855 S. Roberts Rd.
Hickory Hills, IL 60457

My Commission Expires: _____

Mail subsequent tax bills to:
(Name) William R. Drzyzga
(Address) 9200 South 82nd Avenue
Hickory Hills, IL 60457

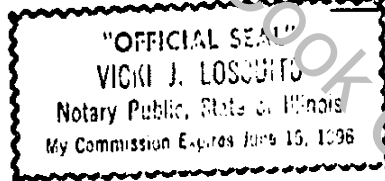
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that William R. Drzyzga, personally known to me to be the President of the Chicago Perforating Company, and William R. Drzyzga, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1th day of February, 1995.



Vicki J. Loscuito

Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

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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 February 17, 1995 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said William R. Dzyzga this 17th day of February, 1995.

Notary Public, State of Illinois
VICKI J. LOSCUTO
My Commission Expires June 15, 1998

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 February 17, 1995 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said James C. Riley this 17th day of February, 1995.

Notary Public, State of Illinois
VICKI J. LOSCUTO
My Commission Expires June 15, 1998

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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