

UNOFFICIAL COPY



**QUIT CLAIM  
DEED IN TRUST**

THIS INDENTURE WITNESSETH, That the  
Grantors, \*\*\* SEE BELOW

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, CONVEY and  
QUITCLAIM 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 29th day of March  
19 95, known as Trust Number 1100770  
County of Cook and State of Illinois, to-wit:

Lot 61 and the East Half of Lot 62 in William Zelosky's Howard Avenue  
Subdivision in the Northeast Quarter of Section 25, Township 41 North,  
Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

\*\*\*GRANTORS: CATERINA LAMONICA, married to Lorenzo Lamonica, THERESA  
FIORANTE, married to GIUSEPPE FIORANTE, SALVATORE CHIOVARI, married  
to Josephine Chiovari

THIS IS NOT HOMESTEAD PROPERTY OF GRANTORS

Permanent Tax Number: 09-25-205-057

THIS DEED EXEMPT FROM TRANSFER STAMPS  
UNDER THE PROVISIONS OF PARAGRAPH 7  
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

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 *future*, and upon any terms and for any period or periods of time, not exceeding in the case of any single  
lease the term of 99 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 easement 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

DEPT-01 RECORDING

\$25.00

150004 TRAM 2766 06/16/98 08142100

02147 & L.F. 4-95-290055

COOK COUNTY RECORDER

95390055

Reserved for Recorder's Office

the following described real estate in the

95390055

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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.

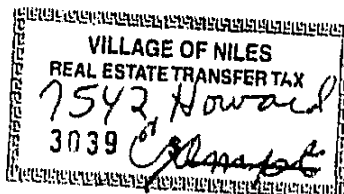
And the said grantor,                      hereby expressly waive                      and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Caterina Lamonica (Seal)  
CATERINA LAMONICA

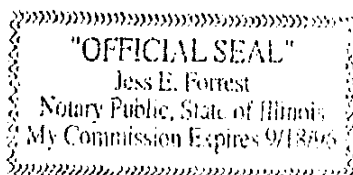
Teresa Fiorante (Seal)  
THERESA FIORANTE

~~X~~ Salvatore Chiovari (Seal)  
SALVATORE CHIOVARI

JESS E. FORREST  
4970 N. HARLEM AVENUE  
HARWOOD HTS., IL 60656



State of California )  
County of San Diego )  
I, the undersigned, a Notary Public in and for said County, in the State  
aforesaid, do hereby certify that CATERINA LAMONICA, married  
to LORENZO LAMONI A and THERESA FIORANTE, married to  
Giuseppe Fiorante and SALVATORE CHIOVARI, married to Josephine Chiovari personally  
known to me to be the same persons whose names 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 and purposes therein set forth, including the release and  
waiver of the right of homestead.



Given under my hand and notarial seal this 18 day of JUNE 199

**NOTARY PUBLIC**

7542 W. HOWARD, NILES, ILLINOIS 60714

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

OR BOX NO. 333 (COOK COUNTY ONLY)

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

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 6-13, 1998

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

Grantor or Agent

"OFFICIAL SEAL"

Jess E. Forrest

Notary Public, State of Illinois

My Commission Expires 9/18/00

Subscribed and sworn to before me by the said GRANTOR

this 13 day of June, 1998.

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

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 6-13, 1998

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

Grantee or Agent

"OFFICIAL SEAL"

Jess E. Forrest

Notary Public, State of Illinois

My Commission Expires 9/18/00

Subscribed and sworn to before me by the said GRANTEE

this 13 day of June, 1998.

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

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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Property of Cook County Clerk's Office

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