

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

96725704

THIS INDENTURE WITNESSETH, That the  
Grantor , **Faye E. Smith**

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 **THE CHICAGO  
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 **3rd**  
day of **September**, 19**96**,  
known as Trust Number **1103607**  
and State of Illinois, to-wit:

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 2092 09/23/96 14:30:00  
#2813 # DT \*-96-725704  
COOK COUNTY RECORDER

Reserved for Recorder's Office

*COOK 25.00*

the following described real estate in the County of  
**LOT TWENTY-EIGHT (28) IN BLOCK SIXTEEN (16) IN CHATHAM FIELDS, BEING A SUBDIVISION  
OF THE NORTH EAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-EIGHT (38)  
NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.**

Exempt under provisions of Paragraph B, Section 31-45,  
Real Estate Transfer Tax Act.  
*9-20-96*  
Date

Permanent Tax Number: **20-34-215-012-0000**

*Faye E. Smith*  
Buyer, Seller or Representative

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  
demise 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

BOX 333-CTI

RECORD & RETURN TO LAND RECORDS DEPT. CHICAGO TRUST CO. TRUST # 1103607

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indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (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 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.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid ha.B. \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this 3rd day of September 19 96.

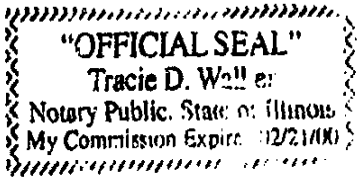
\_\_\_\_\_  
(Seal) Faye E. Smith (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

Anthony B. Ferguson  
9415 South State Street  
Chicago, Illinois 60619

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 Faye E. Smith

\_\_\_\_\_ 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 SAS signed, sealed and delivered the said instrument as her 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 2nd day of July 19 96  
Tracie D. Walker  
NOTARY PUBLIC

**PROPERTY ADDRESS:**

8047 South Evans, Chicago, IL 60619

**AFTER RECORDING, PLEASE MAIL TO:**

**THE CHICAGO TRUST COMPANY**  
171 N. CLARK STREET ML09LT  
CHICAGO, IL 60601-3294

OR BOX NO. 333 (COOK COUNTY ONLY)

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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 July 2, 1996

Signature Jay E. Smith  
Grantor or Agent

Subscribed and sworn to before me by the said Jay E. Smith this 2 day of July, 1996.

“OFFICIAL SEAL”  
Tracie D. Walker  
Notary Public, State of Illinois  
My Commission Expires 02/21/00

Notary Public Tracie D. Walker

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 July 2, 1996

Signature Jay E. Smith  
Grantee or Agent

Subscribed and sworn to before me by the said Jay E. Smith this 2 day of July, 1996.

“OFFICIAL SEAL”  
Tracie D. Walker  
Notary Public, State of Illinois  
My Commission Expires 02/21/00

Notary Public Tracie D. Walker

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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