QUIT CLAIM DEED IN TRUST Illinois

MAIL TO: MR. KARL W. KROUT, Trustee:
4616 W. 98th Place

Oak Lawn, IL 60453

\*\*0001\*\*
RECORDIN % 27.00
MAIL % 0.50
96102763 #
0015 MC# 11:37

91/31/96

NAME & ADDRESS OF TAXPAYER:

MS. GERTRUDE B. BOLIN
6350 S. Kilpatrick Avel
Chicago, IL 60629

RECORDER'S STAMP

THE GRANTORS, GERTRUDE B. BOLIN, LILLIE C. SWANSON and KARL EVERT SWANSON of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of TEN (\$10.00) BOLLARS and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to KARL W. KROUT, residing at 4616 W. 98th Place, in the Village of Oak Lawn, County of Cook and State of Illinois and duly authorized to accept and execute trusts within the Scate of Illinois as TRUSTEE under the terms of a Trust Agreement dated January 5, 1996 and known as Trust number 979 the following described real estate situated in the county of Cook and State of Illinois, to wit:

LOT TWENTY-EIGHT (28/ IN BLOCK THREE (3) IN MARQUETTE RIDGE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RINGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEFT THE EAST ONE HUNDRED THIRTY-THREE (133) FEET THEREOF) IN COOK COUNTY, ILLINOIS. \*\*\*\*\*\*\*

PERMANENT INDEX NO. 19-22-101-038-0000 VOL. 393

PROPERTY ADDRESS: 6350 S. Kilpatrick Avenue Chicago, IL 60629

SUBJECT TO; General Real Estate Taxes for 1995 and subsequent years and restrictions and covenants of record.

TO HAVE AND TO HOLD the said real estate and the appurtenances thereon, 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 real estate or any part thereof, to grant option to purchase, to contract 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 the title, estate, powers and authorities vested in said Trustee, to dedicate, donate, to mortgage, pledge or otherwise encumber said real estate, or any part

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thereof, to lease said real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or in futuro and upon any terms, and on any period or periods of time, not exceeding in the case of the single demise the term of 198 years, and to renew or extend any leases on any terms, and for any period or periods of time, and to amend, change or modify any leases and the terms and provisions thereof at any time or times hereafter, to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said real estate or any part thereof, for other or real personal property, to grant easements or options of any kind, to make leases and grant options to lease and options to renew leases and options to murchase the whole or any part of the reversion and to contract charges of any kind, to release, convey or assign any right, title or interest in or about or easement to said real state or any part thereof, and to deal with said real estate or any part thereof in all other ways and for such other considerations as it would be lawful for any persona 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 or any successor in trust, in relation to said real estate or any part thereof that shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, 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, ease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time 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 Trust's conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all instruments and, (d) if the conveyance is made to a successor or successors in trust, was duly authorized and empowered to execute and de; over every such deed. trust deed, lease, mortgage or other estate, rights, powers, authorities, duties and obligations of it's, his or their predecessor in trust.

This conveyance is made with the express understanding and condition

This conveyance is made with the express understanding and condition that neither the Grantee individually or as trustee. nor it's successor or successors in trust shall incur any personal liability or as subject to any claim. judgment or decree for anything he or she or it's or their agents or attorney's 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 amendments thereto, or for any injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in it's

cwn name as Trustee of an express trust and not individually and the trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and any funds in the actual possession of the Trustee 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 all persons claiming under them or any of them shall 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 such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the said Trustee the intire legal and equitable title in fee simple, in and to all the real entate above described.

If the title to any of the above real state is now or hereafter resistered, the Registrar of Titles is hereby directed not to register or note the certificate of tile 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 said Trustee shall not be required to produce the said Truit Agreement or a copy increof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands as in accordance with the true 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. Dated this 5th day of January, 1996.

(SEAL) Pilie C. Swanson Levert Swanson (SEAL)

STATE OF ILLINOIS)

COUNTY OF C O O K) I, the undersigned, a Notary Public in and for said County and State aforesaid, CERTIFY THAT GERTRUDE B. BOLIN, LILLIE C. SWANSON and KARL EVERT SWANSON, 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 acknowledged that they signed, sealed and delivered this 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.

omestead.

Given under my hand and notarial seal this 5th day of January, 1996.

Ommission Expires:

Ommission Expires: Commission Expires:

NAME & ADDRESS OF PREPARER: George F. Burke Attorney At Law 7820 S. Keating Avenue Chicago, IL 60652

COOK COUNTY ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS PARAGRAPH
e SECTION 4, REAL ESTATE TRANSFER
ACT. DATE: January 5, 1996

Grantor or Representative

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OFFICIAL SEAL LORRAINE A BURKE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:01/13/00 

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#### 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 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 January 5th, 19 46 Signature: June 7 Burley, Willy
Subscribed and sworn to before me by the

this 5th day of Comunity

19 96.

OFFICIAL SEAL
LORRAINE A BURKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/13/00

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 January 5th, 19 96 Signature: Sully of Bushe, city

Subscribed and sworn to before me by the

said Llearge of Burke

this 5th day of 2

96102763

Jarraine A. Burke

OFFICIAL SEAL LORRAINE A BURKE

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:01/13/00

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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A CONTRACTOR OF THE STATE OF TH