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QUIT CLAIM DEED IN TRUST
Illinois

MAIL TO: MR. KARL W. KROUT, Trustee
4616 W. 98th Place
Oak Lawn, IL 60453

0001
RECORDING # 27.00
MAIL # 0.50
96102763 #
0015 MCH 11:37

NAME & ADDRESS OF TAXPAYER:

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

JEAN WHITE
BRIDGEVIEW OFFICE

01/31/96

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) DOLLARS 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 State 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, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST ONE HUNDRED THIRTY-THREE (133) FEET THEREOF) IN COOK COUNTY, ILLINOIS. *****

PERMANENT INDEX NO. 19-22-101-038-0000 VOL. 399

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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(Over)

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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 any single demise the term of 99 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 purchase 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 estate 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 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 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, lease 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, (c) if the conveyance is made to a successor or successors in trust, was duly authorized and empowered to execute and deliver 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 that neither the Grantee individually or as trustee, nor it's successor or successors in trust shall incur any personal liability or be 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

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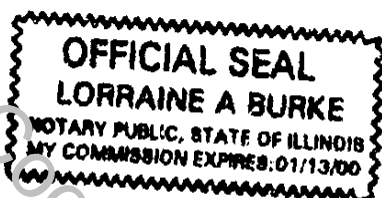
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated January 5th, 19 96 Signature: George F. Burke, Atty
Grantor or Agent

Subscribed and sworn to before me by the
said George F. Burke Atty.
this 5th day of January
19 96.

Lorraine A. Burke
Notary Public

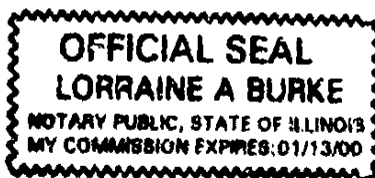


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 5th, 19 96 Signature: George F. Burke, Atty
Grantee or Agent

Subscribed and sworn to before me by the
said George F. Burke
this 5th day of January
19 96.

Lorraine A. Burke
Notary Public



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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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