

# UNOFFICIAL COPY

36150304

## QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, LEWIS SECOR AND DOLORES SECOR,  
HIS WIFE, A/K/A LEWIS SECCOR AND DELORES SECCOR

of the County of Cook and State of ILLINOIS, for and in consideration of the sum of TEN & 00/100 Dollars (\$10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto The Mid-City National Bank of Chicago, a National Banking Association, whose address is 801 West Madison Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 21st day of September, 1993, and known as Trust Number 2490, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE WEST 22 FEET OF LOT 4 IN BLOCK 10 IN ASHLAND'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N.: 17-18-218-008

PROPERTY ADDRESS: 1843 W. ADAMS ST., CHICAGO, IL.

### SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to re-subdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 hereof 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 real estate, 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 appurtenant to said real estate or any part thereof, and to deal with 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 same to deal with in this case, 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 to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that 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, was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 the, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Mid-City National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys 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 amendment thereto, or for injury in person or property happening in or about said real estate or under said Trust Agreement, or for any liability being hereby expressly waived and released, or for any obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it, in its own 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 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 of all persons claiming under them or any of them shall be 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 fee or interest, legal or equitable, in or to said real estate, as such, but only an interest in the earnings, avails and proceeds of the sales aforesaid.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles to hereby direct that 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.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall be a trustee in place of its predecessor, with the necessity of any conveyance or transfer.

And the said grantor hereby expressly waives, and releases, 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 s aforesaid have hereunto set their hands and seal s this 28th day of January, 1993.

LEWIS SECOR (SEAL) DOLORES SECOR (SEAL)  
A/K/A LEWIS SECCOR (SEAL) A/K/A DELORES SECCOR (SEAL)

State of Illinois } ss. I, JAMES P. HILLARD, Notary Public in and for said County,  
County of Cook } in the state aforesaid, do hereby certify that LEWIS SECOR AND DOLORES SECOR, HIS WIFE, A/K/A LEWIS SECCOR AND DELORES SECCOR

This instrument was drafted by  
JOHN R. RUDDY  
29 S. LA SALLE  
CHICAGO, IL 60603

personally known to me to be the same persons, whose name 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 28th day of January, 1993  
James P. Hillard  
Notary Public

### THE MID-CITY NATIONAL BANK OF CHICAGO

801 WEST MADISON ST. CHICAGO, ILL. 60607  
BOX 462 OR  
CHICAGO (COOK COUNTY)

For information only insert property address.

F 25 A  
B  
C  
D  
E  
V  
PMM

105.00  
110.00  
115.00  
120.00  
125.00  
130.00  
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200.00

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Document Number

OFFICIAL SEAL  
JAMES P. HILLARD  
Notary Public, State of Illinois  
My Commission Expires June 15, 1997

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor, or his agent, offers 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 2/27, 1996 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said GENE BYRNE this 27<sup>th</sup> day of FEBRUARY, 1996.

Notary Public [Signature]  
"OFFICIAL SEAL"  
JOHN R. RUDDY  
Notary Public, State of Illinois  
My Commission Expires 10-15-00

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 2/27, 1996 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said GENE BYRNE this 27<sup>th</sup> day of FEBRUARY, 1996.

Notary Public [Signature]  
"OFFICIAL SEAL"  
JOHN R. RUDDY  
Notary Public, State of Illinois  
My Commission Expires 10-15-00

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attached 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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