

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



MAIL TO:

96193505

MARSHALL J. MOLTZ, P. C.
77 WEST WASHINGTON STREET, #1620
CHICAGO, ILLINOIS 60602

NAME/ADDRESS OF TAXPAYER:

MARSHALL J. MOLTZ, P. C.
77 WEST WASHINGTON STREET, #1620
CHICAGO, ILLINOIS 60602

DEPT-01 RECORDING \$25.50
T47777 TRAN 9064 03/13/96 15146100
12562 BK #96-193505
COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR, MARSHALL J. MOLTZ, married to MARY ANN MOLTZ, of the County of Cook and State of Illinois, for and in consideration of Ten and 00/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto MARSHALL J. MOLTZ AS TRUSTEE UNDER THE MARSHALL J. MOLTZ DECLARATION OF TRUST DATED NOVEMBER 30, 1995, AND KNOWN AS TRUST NO. 1 (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 6 (except that part taken for widening of Ashland Avenue) and the North 4.94 feet of Lot 7 (except that part taken for widening of Ashland Avenue) in Block 8 in G. H. A. Thomas Subdivision of Blocks 8 and 9 in L. Turners Subdivision of the Northeasterly 1/2 of the East 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 3344 NORTH ASHLAND, CHICAGO, ILLINOIS 60657
PIN: 14-19-426-033-0000

THIS PREMISES DOES NOT CONSTITUTE THE HOME STEAD OF THE GRANTOR.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highway, or alleys; 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 premise 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 praesenti or in futuro, 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 spaced, at any time or times hereafter.

96193505

Handwritten signature/initials

Stamp: Under provisions of Paragraph 2, Section 4 of the Real Estate Transfer Tax Act.
Date: 2/4/96
Recorder: [Signature]

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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 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 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 28th day of December, 1995.

Marshall J. Moltz
 _____ (SEAL)
 MARSHALL J. MOLTZ

96193505

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 MARSHALL J. MOLTZ, married to MARY ANN MOLTZ, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and of official seal, this 28th day of December, 1995.



Rose Anne Pekny

 NOTARY PUBLIC

My Commission expires: February 9, 1999

This instrument was prepared by:

MARSHALL J. MOLTZ, ATTORNEY AT LAW
 77 WEST WASHINGTON STREET, SUITE 1620
 CHICAGO, ILLINOIS 60602

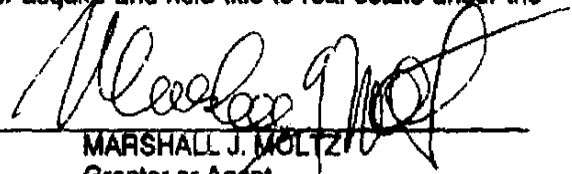
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STATEMENT BY GRANTOR AND GRANTEE

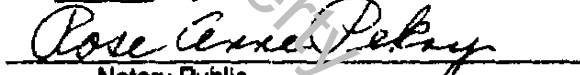
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

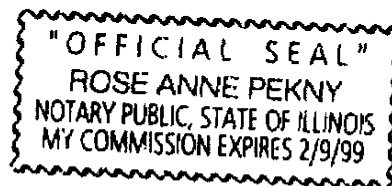
Dated December 28, 1995

Signature: _____


MARSHALL J. MOLTZ
Grantor or Agent

Subscribed and sworn to before me
by the said MARSHALL J. MOLTZ
this 28 day of December, 1995.

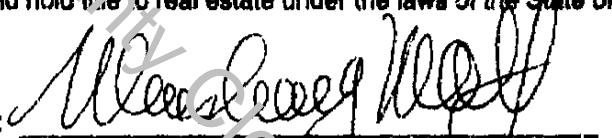

Notary Public



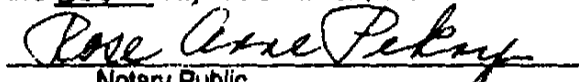
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

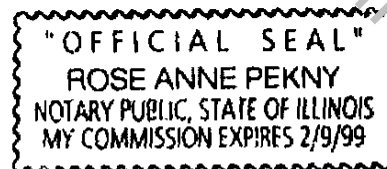
Dated December 28, 1995

Signature: _____


MARSHALL J. MOLTZ
as Trustee under the MARSHALL J. MOLTZ
TRUST DATED NOVEMBER 30, 1995, KNOWN
AS TRUST NO. 1
Grantee or Agent

Subscribed and sworn to before me
by the said MARSHALL J. MOLTZ
this 28 day of December, 1995.


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