

# UNOFFICIAL COPY

97444101



Chicago Title & Trust Company

## QUIT CLAIM DEED IN TRUST

DEPT-01 RECORDING \$29.50  
T#2272 TRAN 9594 05/20/97 11:45:00  
19560 + KB \*-97-444101  
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the grantor(s) James L. Gaza, married to Lynette Gaza, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) unto American National Bank and Trust Company of Chicago, a corporation of Illinois, whose address is 33 North LaSalle, Chicago, Illinois 60602 as Trustee under the provisions of a trust agreement dated May 8, 1988, known as Trust Number 105255-09 the following described real estate in the County of Cook and State of Illinois, to wit:

THIS IS NOT HOMESTEAD PROPERTY.

### SUBJECT TO:

PERMANENT TAX NUMBER: 17-08-141-018-0000

VOLUME NUMBER: \_\_\_\_\_

Address(es) of Real Estate: alley at racine & Kinzie, Chicago, Illinois 60618

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 praesenti or 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 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

97444101

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97444101

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, 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 grantor hereby expressly waive(s) 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 has hereunto set his hand and seal this 19<sup>th</sup> day of June, 1997.

James L. Gaza  
James L. Gaza

E. S. Real Estate Transfer  
Dated: 6/19/97  
Signed: Attorney

County of Cook Clerk's Office

UNOFFICIAL COPY

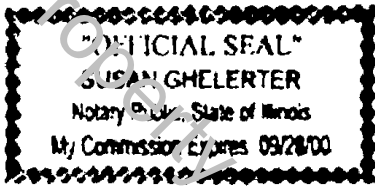
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

State of Illinois County of Cook

I, Susan Ghelertter, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James L. Gaza, married to Lynette Gaza, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19th day of June, 1997.



Susan Ghelertter (Notary Public)

Prepared By: Fuchs & Roselli  
6 West Hubbard St. Suite 800  
Chicago, Illinois 60610-4695

Mail To:  
Alison Cackowski  
Fuchs & Roselli, Ltd.  
6 West Hubbard Street  
Suite 800  
Chicago, Illinois 60610

97441101

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A

### Legal Description:

#### PARCEL 1:

THAT PART OF AN EAST-WEST 15 FOOT ALLEY IN BLOCK 1 IN HAMBLETON'S SUBDIVISION OF LOT E OF CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN SAID BLOCK 1 IN HAMBLETON'S SUBDIVISION; THENCE NORTH  $89^{\circ}56'52''$  WEST ALONG THE NORTH LINE OF SAID LOT 6 AND ITS WESTERLY EXTENSION, A DISTANCE OF 117.02 FEET TO A POINT; THENCE SOUTH  $44^{\circ}57'27''$  WEST A DISTANCE OF 19.77 FEET TO A POINT; THENCE NORTH  $89^{\circ}56'52''$  WEST A DISTANCE OF 127.40 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 19 IN SAID BLOCK ONE; THENCE NORTH  $45^{\circ}02'30''$  WEST A DISTANCE OF 10.62 FEET TO A POINT; THENCE SOUTH  $89^{\circ}56'52''$  EAST A DISTANCE OF 131.81 FEET TO A POINT; THENCE NORTH  $44^{\circ}57'27''$  EAST A DISTANCE OF 19.77 FEET TO A POINT; THENCE SOUTH  $89^{\circ}56'52''$  EAST A DISTANCE OF 120.11 FEET TO A POINT ON THE WEST LINE OF NORTH RACINE AVENUE 7.50 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH  $0^{\circ}08'15''$  EAST ALONG SAID WEST LINE OF NORTH RACINE AVENUE A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF AN EAST-WEST 15 FOOT ALLEY IN BLOCK 1 IN HAMBLETON'S SUBDIVISION OF LOT E OF CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF NORTH RACINE AVENUE, 15.0 FEET NORTH OF THE NORTHEAST CORNER OF LOT 6 IN SAID BLOCK 1; THENCE NORTH  $89^{\circ}56'52''$  WEST ALONG A LINE 15.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 123.20 FEET TO A POINT ON THE EAST LINE OF LOT 28 IN SAID BLOCK 1, 14.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH  $44^{\circ}57'27''$  WEST A DISTANCE OF 19.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 28, 14.0 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH  $89^{\circ}56'52''$  WEST ALONG THE SOUTH LINE OF LOTS 28 TO 33, BOTH INCLUSIVE, IN SAID BLOCK 1 A DISTANCE OF 136.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE SOUTH  $45^{\circ}02'31''$  EAST A DISTANCE OF 10.62 FEET TO A POINT; THENCE SOUTH  $89^{\circ}56'52''$  EAST A DISTANCE OF 131.81 FEET TO A POINT; THENCE NORTH  $44^{\circ}57'27''$  EAST A DISTANCE OF 19.77 FEET TO A POINT; THENCE SOUTH  $89^{\circ}56'52''$  EAST A DISTANCE OF 120.11 FEET TO A POINT ON THE WEST LINE OF NORTH RACINE AVENUE, 7.50 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH  $0^{\circ}08'15''$  WEST A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

97441101

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

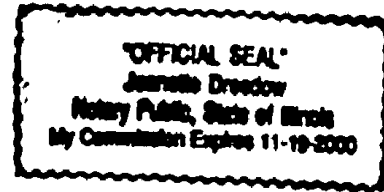
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated June 19, 1997 Signature: Alison Acknowski  
Grantor or Agent

Subscribed and sworn to before me by the said ALISON ACKNOWSKI this 19th day of June, 1997.

Notary Public Jeanette Dredow

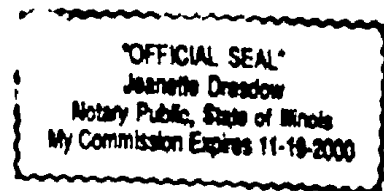


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 19, 1997 Signature: Alison Acknowski  
Grantee or Agent

Subscribed and sworn to before me by the said ALISON ACKNOWSKI this 19th day of June, 1997.

Notary Public Jeanette Dredow

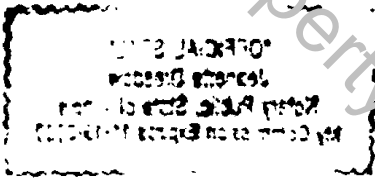


NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[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.]

37111101

UNOFFICIAL COPY



Property of Cook County Clerk's Office

97444101