QUIT CLAIM	DEFICIA
Deed in Trust	

DOCUMENT NUMBER

97081303

RETURN TO:		DERTH RECORDING #2 7\$5555
Cosmopolitan Bank and Trust	•	
Cook County Recorder's Box No. 226		\$8452 } JJ #-97-0813 ABSA IDUNT/ \$BJ@KQEE
\$01 North Clark Street		Consider the manager of the first transfer to
Chicago, Illinois 606:0-5287	RECORDERS	SUSEONLY
	and Cartes Stotsen His His	
Grantor(s), TEODOR TO ATTEU	and CATITA TIRITEU, His Wife,	
of the county of Cook	and State of Illinois	. in consideration of
Ten and no/100	Dollars (\$ 10.00), and other valuable consideration.
Street, Chicago, Illinois 60610-3287, a Illinois, as Trustee under the provisions	ed, convey(s) and quit claim(s) unto COSMOPOLI corporation of Illinois, duly authorized to accept a sof a cert in Trust Agreement dated the 21st and known as trust number 30552	ind execute trusts within the State of
Cook County, Illinois	s, together with the appurtenances attached thereto	
NOTE: If additional space is required for SUBJECTIO: GENERAL REAL EST SUBSEQUENT YEARS	Transaction Tax of Section 200. Transaction Tax of Section 200.	Ordinance by paragraph(s) 1-226 of said Ordinance Buyer, Seller or Representative
ADDRESS OF PROPERTY: 3731-	-37 N. KIMBALL, CHICAGO, ILLINOIS	60613
PIN: 13-23-222-008 TO HAVE AND TO HOLD S	aid real estate with the appurtenances, on the trust	, and for the was and purposes herein and
in said Trust Agreement set forth. Full power and authority is her	reby granted to said Trustee to improve, manage, highways or alleys, to vacate any subdivision or p	protect and subdivice said real estate or any art thereof, to resubdivide said real estate as

part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide 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 I praesenti or in futuro, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 yezrs, to renew or extend leases on any terms and for any period or periods of time, 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 and options to purchase the whole or any part of the reversion, 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 easement 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 consideration 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.

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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 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 said trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be colleged 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 on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 successsors 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, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trusse, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said first mentioned Trust Agreement or any amendment thereto, or for 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 intered into by the Trustee/Grantee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said latter Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trust Grantee, in its own name, as Trustee of an express trust and not individually (and the Trustee/Grantee shall have no obligation w'art over with respect to any such contract, obligation or indebtedness expect only so far as the trust property and funds in the actual pressession of the Trustee/Grantee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoer er and whatsoever shall be charged with notice of this condition from the date of the filing for recording and/or filing of this Deed.

The interest of each and every beneficiary here incer 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 thereunder 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, the intention hereof being to vest in said Cosmopolitan Bank and Trust 25 Trustee, the entire legal and equitable title in fee simple, in and to all of said real estate.

If the title to any of said real estate is now or hereafter registered. The Registrar of Titles is hereby directed not to register or gote in the certificate of title or duplicate thereof, or memorial, the words "in feat," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and projuded.

Grantor(s) hereby expressly waive(s) and release(s) my and Exemption Laws of the State of Illinois.	all right or bene हैं। under and by virtue of the Homestead
IN WITNESS WHEREOF, Grantor(s) ha ve signed this deed	*
y their	Y Carlos to the C
Teodor Tiriteu	Catita Tiritee
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 <u>Teodor</u> <u>Tiriteu</u> and Catita Tiriteu, his wife,
regionally known to me to be the same person s whose name s	
Fore me this day in person and acknowledged that <u>they</u> as their free and voluntary act, for the uses and purpose	signed, sealed and delivered the said instrument is therein set forth, including the release and waiver of the right
of homestead.	Given under my hand and notarial seal this 24th day
THIS DEED PREPARED BY: Law Offices of Kulas & Kulas 2329 W. Chicago Ave., Chicago, IL 60622	January 1997
NAME & ADDRESS OF TAXPAYER:	
"OFFICIAL SEAL" Paul J. Knias Notary Public, State of Minois My Commission Expires 10/15/98	Nitary Public

UNOFFICIAL COPY

Legal Description

THAT PART OF LOTS 22 AND 23 IN R.F. BICKERDIKE'S SUBDIVISION OF THAT PART WORTH OF ELSTON AVENUE IN BLOCK 2 IN BICKERDIKE'S SECOND ADDITION TO IRVING PARK, A SUBDIVISION IN THE MORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING HORTEWESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF LOT 22, 50 FEET NORTHWESTERLY OF THE SCUTHWESTERLY CORNER OF LOT 21, SAID SOUTHWESTERLY CORNER BEING THE SOUTHERN MOST CORNER OF LOT 21, TO A POINT IN THE HORTHERLY CORNER OF CAID LOT 23, IN COOK COUNTY, ILLINOIS.

P.I. NO. 13-23-222-008

Cook County Clerks Office COMMONLY KNOWN AS 3731-37 N. KIMBALL, CHICAGO, ILLINOIS 60618

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Property of Cook County Clerk's Office

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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 January 24 , 1997 Signature:
Grantor on Agent
Subscribed and sworn to before me
by the said Agent this 24th "OFFICIAL STATE
day of James 1997.
Notary Public Markowski Notary Public State of Illinois
Notary Public Attenday Hattlewsky My Commission Expires 12/21/98
Summinum manner and the second se
The grantee or his gent 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 envity 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.
estate under the raws of the state of rathors.
$\mathcal{O}_{\mathcal{X}}$ $\mathcal{O}_{\mathcal{X}}$
Dated January 24 , 19 97 Signature:
Grantee by Agent
Tallet of Light
Subscribed and sworn to before me
by the said went this 76th Summummumm
day of January 1997
Rose mary Matkowski '&
Notary Public Asserting Hattaway Notary Public Viale of Illinois
My Commis - F. ores 12/2/100 &
NOTE: Any person who knowingly submits a laise 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.
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(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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