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QUIT CLAIM Deed in Trust

97081303

DOCUMENT NUMBER

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RETURN TO:

Cosmopolitan Bank and Trust
Cook County Recorder's Box No. 226
801 North Clark Street
Chicago, Illinois 60610-3287

DEPT. REC'D 97081303 107.50
73557 TRN 9707 02/04/97 14:04:00
48462 JJ * - 97 - 08 1303
COOK COUNTY RECORDER

RECORDERS USE ONLY

Grantor(s), TEODOR TIRITEU 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, receipt of which is hereby acknowledged, convey(s) and quit claim(s) unto COSMOPOLITAN BANK AND TRUST, 801 N. Clark Street, Chicago, Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 21st day of January, 19 97, and known as trust number 30552, the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Exempt under provisions of Paragraph
Section 4, of the Real Estate Transfer Tax Act.
1-24-97 P. Kuba
Date Attorney Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) (d) of Section 203.1-206 of said Ordinance.
1-24-97 P. Kuba
Date Buyer, Seller or Representative

NOTE: If additional space is required for legal - attach on separate 8 1/2 x 11 sheet.

SUBJECT TO: **GENERAL REAL ESTATE TAXES FOR 1996 AND SUBSEQUENT YEARS.**

ADDRESS OF PROPERTY: 3731-37 N. KIMBALL, CHICAGO, ILLINOIS 60618

PIN: 13-23-222-008

TO HAVE AND TO HOLD said real estate with the appurtenances, on the trust, 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, 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 98 years, 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 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.

[Stamp: COOK COUNTY RECORDER]

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Legal Description

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

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

COMMONLY KNOWN AS 3731-37 N. KIMBALL, CHICAGO, ILLINOIS 60618

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

Dated January 24, 1997 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 24th day of January, 1997.

Notary Public _____

“OFFICIAL SEAL”
Rosemary Matkowsky
Notary Public, State of Illinois
My Commission Expires 12/21/98

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 24, 1997 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 24th day of January, 1997.

Notary Public _____

“OFFICIAL SEAL”
Rosemary Matkowsky
Notary Public, State of Illinois
My Commission Expires 12/21/98

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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