



Chicago Title & Trust Company

97069401

QUIT CLAIM DEED IN TRUST

CHICAGO TITLE RECORDS 127.50
TRAN 5264 07/23/97 11:57:00
INDEX IR *-97-368404
COOK COUNTY RECORDS

Property of Cook County Clerk's Office
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THIS INDENTURE WITNESSETH That the grantor(s) SEWERYN KEMPNER, MARRIED and MATILDE KEMPNER, MARREID 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 SEWERYN AND MATILDE KEMPNER JOINT LIVING TRUST, of Illinois, whose address is 101 OLD OAK DR, BUFFALO GROVE, ILLINOIS 60089 as Trustee under the provisions of a trust agreement dated July 1, 1996, known as Trust Number the following described real estate in the County of COOK and State of Illinois, to wit:

LOT 35 IN BLOCK 16 IN CT. YERKES & SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44, ALL INCLUSIVE IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER(1/4) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

PERMANENT TAX NUMBER: 14-19-377-040-0000 VOLUME NUMBER: 482
Address(es) of Real Estate 3312 N DAMEN, CHICAGO, Illinois 606

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 present 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 199 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

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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 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 grantors hereby expressly waive (a) 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 12 day of

July 1996

Seweryn Kempner
SEWERYN KEMPNER

Matilde Kempner
MATILDE KEMPNER

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State of Illinois County of Cook

I, Jordan R. Garelick, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SEWERYN KEMPNER, MARRIED and MATILDE KEMPNER, MARREID personally known to me to be the same persons whose names 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 1 day of July, 1996



(Notary Public)

Prepared By: Law Office Of Jordan R. Garelick
3525 W Peterson Suite 510
Chicago, Illinois 60659-

Mail To:
SEWERYN AND MATILDE KEMPNER JOINT TENANT TRUST
101 OLD OAK DR
BUFFALO GROVE, ILLINOIS 60089

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par _____ and Cook County Ord. 93-0-27 par 3-2
Date 7-17-97 Sign. JR

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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 12 1946

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 12 day of July, 1946
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 12 1946

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 12 day of July, 1946
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 Assignment to be recorded in Cook County, Illinois, as exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



JESSE WHITE

RECORDED FOR DEED - REGISTER OF TOLLING TITLES
COOK COUNTY, ILLINOIS

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