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QUIT CLAIM
Deed in Trust

DOCUMENT NUMBER

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1998-03-23 13:14:36
Cook County Recorder 27.50

RETURN TO:
Cosmopolitan Bank and Trust
~~Cook County Recorder~~
801 North Clark Street
Chicago, Illinois 60610-2287

RECORDERS USE ONLY

Grantor(s), Pamela Avery

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 16th day of
January, 1998, and known as trust number 30764, the following described real estate
Cook County, Illinois, together with the appurtenances attached thereto:

LOT 26 IN BLOCK 4 IN THE SUBDIVISION OF THE WEST HALF OF THE EAST HALF
OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN
SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

ADDRESS OF PROPERTY: 2106 East 83rd Street, Chicago, IL

PIN: 20-36-226-029-0000

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
part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide said real estate
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 encum
ber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion,
leases to commence presently or in futuro, and on any terms and for any period or periods of time, not exceeding in the case of
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
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
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.

Pamela J. Avery
Clerk of Office

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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 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, 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 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, 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 Trustee, 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 entered 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 later Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee/Grantee, in its own name, as Trustee of an express trust and not individually (and the Trustee/Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee/Grantee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever 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 hereunder 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 as 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 note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) has S signed this deed, this 26th day of February, 1998.

Pamela Avery
Pamela Avery

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

Pamela Avery is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS DEED PREPARED BY:

NAME & ADDRESS OF TAXPAYER:

Given under my hand and notarial seal this 26th day of February, 1998.
"OFFICIAL SEAL"
Karen W. Sommerfield
Notary Public, State of Illinois
My Commission Expires May 30, 2000
Karen W. Sommerfield
Notary Public

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Cosmopolitan Bank and Trust
801 North Clark Street
Chicago, Illinois 60610-3287

AMENDMENT FOR SURVIVORSHIP PROVISIONS

Date 2-26-98

As holder of a 100% beneficial interest in Cosmopolitan Bank and Trust Land Trust Number 30764 which was dated 1-16-98 and having the power to amend the survivorship provisions of said Trust Agreement, PAMELA J. Avery does hereby amend the Trust Agreement by providing for the transfer of the beneficial interest AFTER DEATH as follows:

In the event of the death of PAMELA J. Avery during the existence of this trust, all such right, title or interest not previously assigned or otherwise disposed of shall vest in

Sean Avery, a minor
by and through his guardian,
Rebba Middleton

if then living

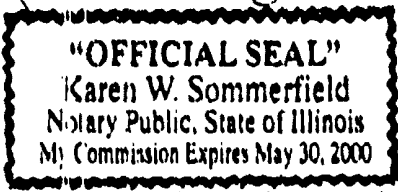
PAMELA J. Avery alone during his/her then lifetime may sell, assign, transfer, pledge or otherwise dispose of all or any part of his/her then beneficial interest hereunder, and may use and consume earnings, avails and proceeds thereof, and also may amend, alter or revoke from time to time any provision then in effect for successors in interest in the event of his/her then death without notice to or written consent of any successor in interest, by an instrument in writing which shall in each case be filed with the Trustee hereunder.

All other terms and provisions of said Trust Agreement are hereby confirmed and remain in full force and effect.

The signature of all trust beneficiaries are subscribed and sworn to before me by the above named this 26th day of February, 1998.

PAMELA J. Avery
Sign 361-592-2744
SS# 2106 E. 83rd St.
Address (773) 375-4887
Phone No.

Karen W. Sommerfield
Notary Public



TRUSTEE'S RECEIPT

Cosmopolitan Bank and Trust, as Trustee under its Trust Number 30764, hereby acknowledges receipt of the foregoing Amendment this 26th day of February, 1998.

Cosmopolitan Bank and Trust,
as Trustee as aforesaid.

By _____
Its Authorized Officer

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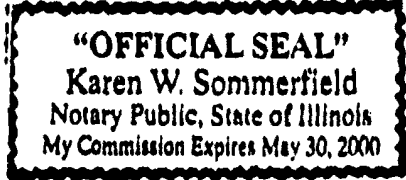
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 , 19 Signature: *[Signature]*
Grantor or Agent

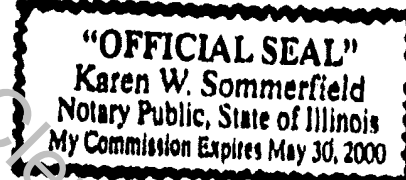
Subscribed and sworn to before me by the said this 26th day of February, 1996.
Notary Public *[Signature]*



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 , 19 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said this 26th day of February, 1996.
Notary Public *[Signature]*



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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