QUIT CLAIM UNOFFICIAL C 596 0061 9 001 Page 1 of

1999-06-24 13:38:58

Cook County Recorder

25.50

THIS INDENTURE WITNESSETH, That the Grantor, HOWARD O'NEAL, as independent executor; Estate of JAMES O'NEAL, Becaused Cir. Page 110 - 100 K of the County of C O O K and State of I LLI NOIS -----

**DEED IN TRUST** 

for and in consideration of inety eight thousanders, and other good and valuable considerations in hand paid, CONVEY and QUITCLAIM unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 17 (N). Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 7 day of June, 1919,

known as Trust Number 1107258

and State of Illinois, to-wit:

99608372

Reserved for Recorder's Office

, the following described real estate in the County of

LOT FORTY THREE (43) IN WILLIAM H. BRITIGAN'S SOUTH PARK BOULEVARD AND EIGHTY THIRD (83RD) STREET SUBLIVISION OF BLOCKS TWO (2), ELEVEN (11) AND TWENTY FOUR (24) IN SUBDIVISION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN IN YOOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

8047 South Prairie Avenue

Chicago, IL 50519

Permanent Tax Number: 20-34-110-014-0000

TO HAVE ANDTO 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 198 years, and ic 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 presentior 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 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, or 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 it some amendment thereof and binding up in 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 grantorhereby expressly waive 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 ha s — hereu this 2nd —— ev of June, ————————————————————————————————————	nto set hishand and seal 1999 •
Howard (Seal)	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
HOWARD O'NEAL, as independent executor, Estate Of JAMES O'NEAL, Deceased	• _
Circuit Court of Cook County, I. (Sea) Case Number 92-P-3842, Pocket 995,	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Page 110	
THIS INSTRUMENT WAS PREPARED BY	City of Chicago Real Estate
Scott-K. Summers, Attorney at Law	Dept. of Revenue
503 South Oak Park Avenue, #209	206392 \$0.00
Oak Park, IL 60304-1224	06/24/1999 13:15 Batch 01640 52
708-524-8626	
County of McHenry  XXXX  XXXXXXXXXXXXXXXXXXXXXXXXXXXXX	edged that he signed, sealed and delivered
please and waiver of the right of homestead.	195.
PROPERTY ADDRESS:	ARY PUBLIC OFFICIAL SEAL SCOTT K SUMMERS NOTARY PUBLIC, STATE OF BLINCH
8047 South Prairie Avenue, Chicago, IL	60619

**AFTER RECORDING, PLEASE MAIL TO:** 

CHICAGO TITLE LAND TRUST COMPANY 171 N. CLARK STREET ML09LT O CHICAGO, IL 60601-3294

OR

**BOX NO. 333 (COOK COUNTY ONLY)** 

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par and Cook County Ord. 93-0-27 par

ate 6/24/99 sign.

Howard O'Neal indep. execut

## EXEMPT AND BITTAN GERALCLARATION STATEMENT

## REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

99608372

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. Signature Subscribed and swom to before me attornen by the said Scat this  $\angle$ The grantee or his agent affirms and verifies that the name of the grantee shown of the ment 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 held 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. Signature Subscribed and sworn to before me by the said . Sist this day of NOTE: Any person who knowingly submits a false attraction to the identity of a grantee

(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.)

meanor for subsequent offenses.

shall be guilty of a Class C misdemeanor for the first offense and of a Class A misde-