

# UNOFFICIAL COPY

3990675



QUIT CLAIM  
DEED IN TRUST

Form 359 R. 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Granor Simpson B. Robinson and Mattie L. Robinson, his wife of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 26th day of July 1991, known as Trust Number 1096534 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 23 and 24 in Block 9 in the first addition to Auburn Highlands, being Hart's subdivision of Blocks 11 and 12 and the East Half of 3, 6, and 10 in the Circuit Court's Partition of the Northwest Quarter of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

8156 S. Racine CHICAGO, IL 60620

PERMANENT TAX NUMBER: 20-32-123-041

VOLUME NUMBER: 440

TO HAVE AND TO HOLD the said premises with the appurtenances up to 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 of part thereof, and in re-subdivide said property as often as desired, in 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, for a term or terms of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 to purchase the whole or any part of the premises 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 in reversion 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 in 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 in 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, or of 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 of 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 other instrument, and (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 it, 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 or any part thereof, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now, or hereafter registered, the Registrar of Titles is hereby directed not to register a 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.

And the said granor hereby expressly waives, releases and assigns all and any 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 or execution of otherwise.

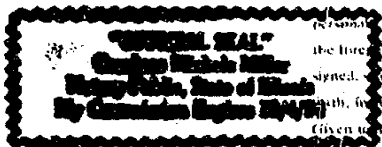
In Witness Whereof, the granor, addressed as above, hereunto set their hand and seal this 14th day of AUGUST 1991

Simpson B. Robinson, Jr. (Seal)

Mattie L. Robinson (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
Ralph Wright, 8156 S. Racine

State of Illinois )  
County of Cook ) ss. CANDACE MICHELLE MILLER a Notary Public in and for said County, in the state aforesaid, do hereby certify that Simpson B. Robinson and Mattie L. Robinson Mrs. Wife



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 \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 14th day of AUGUST 1991  
Candace Michelle Miller Notary Public

MY COMMISSION EXPIRES 10-4-94

After recording return to:  
CHICAGO TITLE AND TRUST COMPANY  
Land Trust Department  
111 West Washington St./Chicago, Ill. 60602  
or  
Box 533 (Cook County only)

For information only insert street address of above described property

This space for affixing Riders and Revenue Stamps  
 Exempt under Real Estate Transfer Tax Act Sec. 6  
 Par. 5, of Cook County Ord. 90164  
 Date 8/26/91

3990675

Document Number

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Age of Grantee \_\_\_\_\_  
 Address \_\_\_\_\_  
 Husband \_\_\_\_\_  
 Wife \_\_\_\_\_  
 Submitted by \_\_\_\_\_  
 Address \_\_\_\_\_  
 Deliver New \_\_\_\_\_  
 Maintenance to \_\_\_\_\_

3390675 Borsky

1000 W. 16th St  
 Chicago, IL 60612

Property of Cook County Clerk's Office

