

DEED IN TRUST

GIT

UNOFFICIAL COPY

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7/3/2019 27 001 Page 1 of 3
2000-10-31 13:39:17
Cook County Recorder 25.50



00854339

THE GRANTOR(S) _____

Dai Ik Lim and Myong W. Lim
husband and wife

Of the County of Cook

And State of Illinois

For and in consideration of
TEN and NO/100 (\$10.00) Dollars,

(Above Space for Recorder's Use Only)

and other good and valuable considerations in hand paid, Convey s and (WARRANT s /QUIT CLAIM)* unto

COMMUNITY SAVINGS BANK an Illinois Corporation, 4801 W. Belmont Avenue, Chicago, Illinois 60641
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 8th day of August, 2000,
and known as Trust Number 1516 (hereinafter referred to as "said trustee," regardless of
the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the
following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Legal Description

PIN: 12-02-416-007-0000
Common Address: 5618 N. Fairview, Chicago, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide
said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 there-
of, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 to renew or extend leases upon any terms 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 owning the
same to deal with the same, whether similar to or different from the ways above specified, at anytime or
times hereafter.

(over)

0 9 4 8 5 4

REVENUE
STAMP
JUN-1-90
pa.11421
Cook County
REAL ESTATE TRANSACTION TAX
127.50

1 2 8 9 6 3

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUN-1-90
255.00
PB 10578

00854339

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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 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.

If the title to any of the above lands 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.

And the said grantor s hereby expressly waive s and release s 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 s and s have hereunto set the hand s and seals this 28th Day of August, 2000.

Dai Ik Lim (Seal) Myong W. Lim (Seal)
Dai Ik Lim Myong W. Lim

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 Dai Ik Lim and Myong W. Lim, his wife

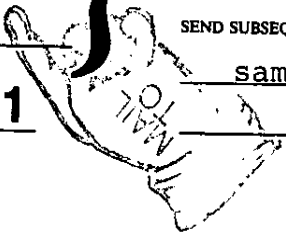
Personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the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

Given under my hand and official seal, this 28th day of August, 2000
KATHLEEN A. VADUCH
Notary Public, State of Illinois
My Commission Expires 05/21/02
Kathleen Vaduch
Notary Public

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: **COMMUNITY SAVINGS BANK**
NAME
4801 W. Belmont Ave.
ADDRESS
Chicago, IL 60641-4330
CITY, STATE, ZIP
OR RECORDR'S OFFICE BOX NO. **BOX 331**

ADDRESS OF PROPERTY:
5618 N. Fairview
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
same as above
NAME
ADDRESS



DOCUMENT NUMBER

Prepared by:

Legal Description

Lot 31 in Higgins Road Addition, being a Subdivision of Lots 13 to 15 of Pennoyer's Subdivision of the West 1/2 of the Southeast 1/4 of Section 2 and the West 1/2 of the Northeast 1/4 of Section 11, all in Township 40 North, Range 12, East of the Third Principal Meridian, according to the Plat recorded July 14, 1944 as Document No. 13319769, in Cook County, Illinois.

PROPERTY OF COOK COUNTY CLERK'S OFFICE