

UNOFFICIAL COPY

00166632  
1855/0225 45 001 Page 1 of 4  
2000-03-08 13:16:11  
Cook County Recorder 27.00

DEED IN TRUST-WARRANTY



00166632

THIS INDENTURE, WITNESSETH,  
THAT THE GRANTOR,  
**CMG HOLDINGS, LTD.**, an Illinois  
corporation, created and existing under  
and by virtue of the laws of the State of  
Illinois and duly authorized to transact  
business in the State of Illinois, for and in  
consideration of the sum of Ten Dollars  
and no/100's (\$10.00) in hand paid, and  
of other good and valuable  
considerations, receipt of which is hereby  
duly acknowledged, conveys and  
**WARRANTS** unto **AMERICAN  
NATIONAL BANK AND TRUST  
COMPANY OF CHICAGO**, a National  
Banking Association, as Trustee under  
the provisions of a certain Trust  
Agreement dated the 21st day of  
December, 1995, and known as Trust  
Number 121174-04

THE ABOVE SPACE FOR RECORDER'S USE ONLY

the following described real estate situated in Cook County, Illinois, to-wit:

Parcel 1:

Lot 40 and 41 and the South 12 feet of Lot 42 in the Resubdivision of Block 2 in Rose Park, a subdivision of the East 1/2 of the Southwest 1/4 of Section 13, Township 40, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as created by Grant of Easement recorded March 13, 1998 as Document 98200614 over and across Lot 42 of aforesaid Subdivision for an ornamental iron fence extending approximately 1.5 feet over said Lot 42.

**Subject to:** General Real Estate Taxes for the year 1999 and subsequent years; covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.

Permanent Real Estate Index Number: 13-13-306-012

Common Address: 4327-33 N. Francisco, Chicago, Illinois 60618

Doc: 86488/1/5666.006

BOX 333-CTI

7 P 51775

no

Handwritten signature

00166632

5004  
CO. NO. 016

121827



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE

650.00

P.B. 10776

148299

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB 18'00



325.00

P.O. 11424

126089

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 18'00



975.00

P.B. 11193

126091

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 18'00



975.00

P.B. 11193

126088

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 18'00



975.00

P.B. 11193

126092

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 18'00



975.00

P.B. 11193

126090

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 18'00



975.00

P.B. 11193

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON EXHIBIT A OF THIS INSTRUMENT ARE MADE A PART HEREOF.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President, this 10 day of February, 2000.

**CMG HOLDINGS, LTD.,**  
an Illinois corporation

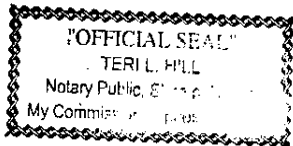
By: *Carole M. Gans*  
Carole M. Gans, its President

00166632

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Carole M. Gans, personally known to me to be the President of the Corporation who is the grantor, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, she signed and delivered the said instrument as President of said corporation, pursuant to authority, given by the Board of Directors of said corporation as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of February, 2000.



*Terri L. Hill*  
\_\_\_\_\_  
Notary Public

Future Taxes to Grantee's Address

After Recording, Mail to:

LAW OFFICES of  
Eloy BURCIAGA  
111 W. WASHINGTON - suite 737  
CHICAGO, ILL - 60602

This Instrument was Prepared by: Horwood Marcus & Berk, Chtd.  
Whose Address is: 333 W. Wacker Drive, Suite 2800, Chicago, Illinois 60606

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, 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 this 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 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 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 or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything that they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said 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 in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee 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 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 record 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 hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above 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