



Doc#: 0524955028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/06/2005 02:45 PM Pg: 1 of 3

39164 A/S

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Sergiy Chumachok and Larysa Chumachok,
Husband and Wife, as tenants by the entirety _____ of the
County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 Dollars
(\$10.00), and of other good and valuable considerations in hand paid, Convey__ and Warrant__ unto **AMALGAMATED BANK
OF CHICAGO**, an Illinois Banking Corporation, whose address is One W. Monroe Street, Chicago, Illinois 60603, as Trustee under
the provisions of a certain Trust Agreement dated the 5th day of August, 2005, and known as
Trust Number 5974, real estate in the County of Cook and State of Illinois, to wit:

UNIT 735-C IN THE BROOKVALE TOWNHOME CONDOMINIUM AS DELINEATED
ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN
BROOKVALE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST
HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS
ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 94020475 TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY,
ILLINOIS.

Permanent Tax Number: 03-03-100-061-1017

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.

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 and to vacate any subdivision or any part hereof, 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 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 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, including the power
to release, convey or assign to another trustee conferring upon said trustee all of the power and authority herein conferred upon
AMALGAMATED BANK OF CHICAGO, 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 or different from
the ways above specified, at any time or times hereafter.

UNOFFICIAL COPY

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 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 **AMALGAMATED BANK OF CHICAGO** individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement, or decree for anything it or 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said **AMALGAMATED BANK OF CHICAGO**, as Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

And the said grantor hereby 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 hereunto set hand and seal this 5th day of August, 2005.

[Signature] [SEAL]
[SEAL]

Sergiy Chumachok
STATE OF ILLINOIS }
COUNTY OF Cook }SS

[Signature] [SEAL]
[SEAL]

Larysa Chumachok

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that:

Sergiy Chumachok & Larysa Chumachok
personally known to me to be the same persons 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 their 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 12th day of August, 05
[Signature] Notary Public

AFTER RECORDING, PLEASE MAIL TO:

AMALGAMATED BANK OF CHICAGO:
Attention: Land Trust Department
One West Monroe
Chicago, IL 60603


PROPERTY ADDRESS:
735 Brookvale Dr. #C
Wheeling, IL. 60090

This instrument was prepared by:
Amalgamated Bank

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



AUG. 29. 05

COOK COUNTY


0000017689

REAL ESTATE TRANSFER TAX
00350.00
FP351023

JB

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 29. 05

REVENUE STAMP

0000017973

REAL ESTATE TRANSFER TAX
00175.00
FP351014

JB

Property of Cook County Clerk's Office