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The above space for recorder's use only

<u></u>
This Indenture Witnesseth, That the Grantor mirage construction incorporated
of the County of and State of Illinois for and in consideration
of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable
considerations in hand paid, Convey and Warrant s unto the FIRST BANK AND TRUST
COMPANY OF ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated
•
the 16th day of December 19 98, known as Trust Number 10-2258,
the following described real estate in the County of Cook and State of Illinois, to-wit:
The East 192 feet of the West 232 feet of the following described tract: Lots 34 to 43, both inclusive, in Block 14 in Pierce's Addition to Holstein in the Southwest 1/4 of Cartion 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; also, Lots 1 to 16, inclusive, and Lot 17 (except that part West of a line 50 feet East of and parallel with the West Line of Section 31) in the Subdivision of Lots 20 to 34, inclusive, except the East 17.12 feet of Lot 34 in Block 14 in Pierce's Addition to Holstein, being in the North 1/2 of the West 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, taken as a tract, in Cook County, Illinois.
Permanent Real Estate Index No. 14-31-310-046 14-31-310-047 14-31-310-048 14-31-310-049 14-31-310-050 14-31-310-051 14-31-310-052

14-31-310-053

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 and 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 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 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 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 de ling the 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 fail 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, and (c) that said trustee was duly authorized and empowered to execute and deliver every such 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, in its, 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 dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall nave any title of 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 word, "in trust," or "upon condition" or

represent of these up and constitutions of the					
"with limitations," or words of similar					
And the said grantor	hereby expressly waive	es and re	elease <u>s</u>	an	y and all right or
benefit under and by virtue of any and	all statutes of the State	of Illinois, providing	g for the e	exemption of	homesteads from
sale on execution or otherwise.		. ,	:	///:	
In Witness Whereof, the grantor	aforesaid ha S	hereunto set _	its	hand	and seal
this 16th day of	<u>December</u>			-0)
	(SEAL)	MIRAGE CONST	RUCTION	INCORPORA	TED(SEAL)
	(SEAL)	BY: X Tales	The	ski, Presi	(SEAL)
	• .	Krzystof	Karbow	ski, Presi	dent

The following is for informational purposes only and is not a part of this deed.

Prepared By and:

Mail

Trust Department

Recorded

First Bank & Trust Company of Illinois

Deed To:

300 E. Northwest Highway

Palatine, Illinois 60067

ADDRESS OF PROPERTY:

2300 WEST BLOOMINGDALE, CHICAGO, ILLINOIS

SEND SUBSEQUENT TAX BILLS TO:

BAFCOR, INC.oc/o Paramount Homes

(Name)

2501 N. Lincoln, #225, Chicago,

(Address)

UNOFFICIAL COPY

STATE OF ILLINOIS **}** ss. COUNTY OF _ COOK

08146120

,		I, JOHN E. LOV	ESTRAND	a Notary
	1	Public in and for said County, in the State afor	resaid, do hereby certify that	
	1	KRZYSTOF KARBOWSKI, personally	known to me to be the	<u>President</u>
		of MIRAGE CONSTRUCTION INCORPORA	ATED, an Illinois cor	poration,
S % 0	5 S	and		
9,20				
[= G	毛里 一	personally known to me to be the same per	son whose name	is is
日暮の	12 ~	subscribed to the foregoing instrument, app	eared before me this day in	person man such
<u> </u>	2 2	acknowledged that <u>he</u> signed	i, sealed and delivered the sai	d instrument* 🤟
CIE & OS		as <u>his</u> free and voluntary act, fincluding the release and waiver of the right l		d instrument* Σ ein set forth,
17%	mg gg	including the release and warver of the right i	ionicsteau.	ĵŧ,
A Thou	A	Civer and an man hand and notarial seel this	16th	J c 🖺
SA / Se /	ST ST SE ST	Given under my hand and notarial seal this _		day of
3 9	(E)	December	A.D. 19 <u>_98</u> .	
14/2018	(MANUTE)	O)r	\wedge	
		John E. Jouestra		
a l	al a		Notary Public.	
119780	7 1 9 7 8 0			
		* pursuant to authority given by		rs of said
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		corporation as their free and	voluntary act and	
1 °.	_			

First Bank and Trust Company of Illinois

Palatine, Illinois

Cook County

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First Bank and Trust Company of Illinois Palatine, Illinois 60067

(708) 358-6262

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Deed In Trusi