

UNOFFICIAL COPY

09037747

88 0/007 33 001 Page 1 of 3
1999-11-04 11:50:28
Cook County Recorder 25.50



09037747

DEED IN TRUST

ATGF INC

GRANTOR(S), Bahram Aynessazian, a widower,
9098 Terrace Drive, #1M, of Niles, Cook County,
Illinois,

for and in consideration of Ten and no/100 Dollars
(\$10.00) and other good and valuable
consideration, the receipt of which is hereby
acknowledged, hereby

CONVEY(S) and QUIT CLAIMS to: Villa Park
Trust and Savings Bank under Trust Agreement
dated September 17, 1999 and known as Trust No.
24502448, and to any and all successors as Trustee
appointed under said Trust Agreement, or who
may be legally appointed, the following described
real estate:

See reverse side.

For Recorder's Use

PERMANENT INDEX NUMBER(S): 09-10-101-100-1175

Commonly known as: 9098 Terrace Drive, #1M, Niles, Illinois 60714

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divided or subdivide the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.
- Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
- The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

24502448
11/15/99

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

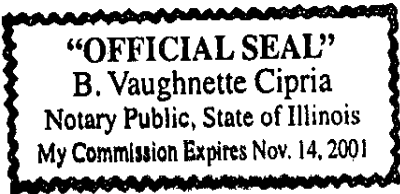
DATED this 8 day of October, 1999

Bahram Aynessazian (SEAL)
Bahram Aynessazian

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Bahram Aynessazian, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and seal this 8th day of Oct., 1999



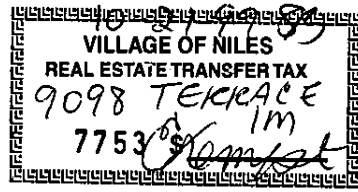
B. Vaughnette Cipria
Notary Public

LEGAL DESCRIPTION

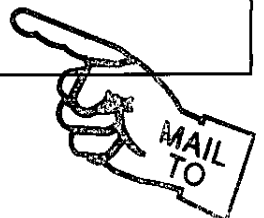
UNIT NO. 9098-1M IN THE TERRACE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY, ILLINOIS RECORDER AS DOCUMENT NUMBER 25132652, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This transfer exempt from taxation pursuant to Section 4(e) of the Real Estate Transfer Tax Act.

Brett Dale 10/8/99
Attorney Date



Deed prepared by: Brett M. Dale 1755 S. Naperville Road, #200 Wheaton, Illinois 60187	Send tax bill to: Bahram Aynessazian 9098 Terrace Drive, #1M Niles, IL 60714	After recording return to: Brett M. Dale 1755 S. Naperville Road, #200 Wheaton, IL 60187
---	--	--



STATEMENT BY GRANTOR AND GRANTEE

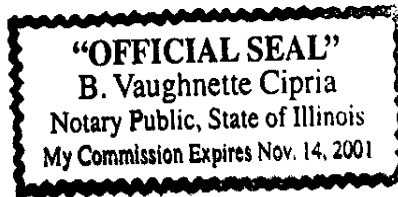
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10/8/99

Signature: Bahram Aynessazian
Bahram Aynessazian Grantor or Agent

Subscribed and Sworn to before me this October 8, 1999.

B. Vaughnette Cipria
Notary Public



The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10-12-99

Signature: VILLA PARK TRUST & SAVINGS BANK UNDER TRUST AGREEMENT DATED SEPTEMBER 17, 1999 and known as Trust No. 2448 2459
By: James SR V.P.

NOTE: Any person who knowingly submits false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and Sworn to before me this 10-12, 1999.

Linda L Rosenwinkel
Notary Public

