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WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olsen*  
RECORDING DEEDS

1983 APR 22 PM 3:10

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COOK  
CC-NO. 016

Form 15-10

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **ARKADY KHANUK and LUCI KHANUK, his wife**

of the County of Cook and State of Illinois for and in consideration of Ten and no/100-----Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 18th day of March 1983, known as Trust Number 11-4117, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 21, 22, 23, and 24 in the Subdivision of the South 1/2 of Lot 30 in Jackson's Subdivision of the South East 1/4 of Section 11, and the South West 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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Subject to: General Taxes for the year 1982 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning laws and ordinances; public utility easements; public roads and highways; easements for private roads; private easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and 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 create any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell, or any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, for any amount or reservation, by lease to commence in present or future, 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 reservation 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 adjacent 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 might 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 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 the 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 said 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 trust, 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 fully authorized and empowered to execute and deliver every such deed, trust deed, 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 title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of such 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 waives and releases any and all right or benefit under and in violation of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor S aforesaid has hereunto set their hand S and seal S this 1st day of April, 1983.

ARKADY KHANUK (Seal)  
ARKADY KHANUK  
LUCI KHANUK (Seal)  
LUCI KHANUK

State of Illinois, I, Barbara B. Bressler Notary Public in and for said County, in County of Cook SS. the state aforesaid, do hereby certify that Arkady Khanuk and Luci Khanuk, his wife

personally known to me to be the same person S whose name S are 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 1st day of April, 1983.

*Barbara B. Bressler*  
3056 W. Lawrence Ave., Chicago, Ill.  
Notary Public

ALBANY BANK AND TRUST COMPANY N.A.  
BOX 35  
MAIL TO  
JAMES N. REGAN III W. WASHINGTON ST.  
Per information only insert street address of above-described property. CHGO 60602

This document was prepared by: Barbara B. Bressler, 3321 W. Dempster, #201, Skokie, Illinois 60076

RECEIVED  
STATE OF ILLINOIS  
CLERK OF THE SUPREME COURT  
CHICAGO, ILL. 60600  
APR 22 1983  
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Document Number 26 579 677