

DEED IN TRUST

26 732 665

Form 191 Rev. 11-71

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, TOM KUK and SUE KUK his wife, Formerly known as: SEUNG RYON KUK AND NYON CHA KUK, HIS WIFE, of the County of Cook and State of Illinois, for and in consideration

of the sum of TEN and no/100 (\$10.00) Dollars (\$ 10.00)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey

and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 18th day of April 1983, and known as Trust Number 57717

the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 11 and the North 7 Feet of Lot 12 in Block 1 in Hanson's Subdivision of that part of the West 1/2 of the Northeast Quarter of Section 32, Township 40 North, Range 23 East of the Third Principal Meridian, lying North of the Center line of Grand Avenue, in Cook County, Illinois.

Subject to real estate taxes for the year 1982 and subsequent years and conditions, restrictions and easements of record.

10.00

DEED PREPARED BY: MARGON H. COHEN 124 N. LaSalle Chicago, Ill.

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

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 various subdivisions or parts thereof, and to subdivide said real estate as often as desired, to contract to sell, to dedicate parks, to purchase, to sell in 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, to lease or otherwise encumber said real estate, or any part thereof, to lease as of right, or any part thereof, from time to time, in possession, reversion, by lease to commence in the present or in the future, and upon any terms and for any periods 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 periods 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 contract to lease and options to renew leases and options to purchase the whole or any part of the retention and to contract respecting the manner of filing the same 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 other rights, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to do all that in all 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 the 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 bound 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, lease, mortgage, sale 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 the 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 stipulations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, 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 (c) 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions 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 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 for any amendment thereof, or for injury in person or property happening in or about said real estate, any and all such liability being hereby expressly waived, released and discharged, and no contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by 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 whatsoever 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 fully in the grantor, 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 said real estate 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.

And the said grantor hereby expressly waives any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seals this 10th day of June, 1983.

TOM KUK [SEAL] SUE KUK [SEAL]

STATE OF ILLINOIS, Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that TOM KUK and SUE KUK his wife formerly known as SEUNG RYON KUK and NYON CHA KUK, 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 executed the said instrument as their free and voluntary act for the uses and purposes therein expressed, including the release and waiver of the right of homestead.

GIVEN under my hand and NOTARIAL seal this 5th day of June, 1983. My commission expires 10/17/84

American National Bank and Trust Company of Chicago Box 221 2345 N. MONITOR CHICAGO, ILL.

COOK COUNTY DEPT. OF REVENUE REAL ESTATE TRANSFER TAX RECEIPT NO. 26 732 665 43- 43- REGAN SHELLEY Cook County REAL ESTATE TRANSACTION TAX RECEIPT NO. 26 732 665 43- 43- CITY OF CHICAGO REAL ESTATE TRANSACTION TAX RECEIPT NO. 26 732 665 172.00

69172815 19-33-203-011

CANCELLED

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 AUG 15 PM 12:04

Sidney H. Olson
RECORDER OF DEEDS
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Am. Natl. L-29883-57

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT