

UNOFFICIAL COPY

DEED IN TRUST

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27398201

Form 191 Rev. 11-71

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, FERHAN IZAT
of the County of Cook and State of Illinois, for and in consideration
of the sum of TEN AND 00/100----- Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys
and Warrants 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 3rd day of January 19 85, and known as Trust Number 63238,
the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description Rider attached.

THIS INSTRUMENT WAS PREPARED BY: HAROLD A. HARRIS, ESQ.
29 South LaSALLE Street
Chicago, Illinois 60603

The grantor hereby warrants that her spouse, Aytug Izat, does not have
any homestead rights in the property conveyed herein.

TO HAVE AND TO HOLD the said real estate with the covenants, conditions, 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 receive, manage, protect and subdivide said real estate or any part thereof, to dedicate parks,
streets, highways or alleys to vacate any subdivision or part thereof, 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 suc-
cessors in trust and to grant to such successor or successors in trust all of the title, 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 present or in future, and upon any term and for any period or periods of time, not exceeding in the case of any single
domine the term of 199 years, and to renew or extend leases upon any terms and for a 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 representing the making, 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 assignments or charges of any kind, to release, convey or assign any right, title
or interest in or claim purporting to said real estate or any part thereof, and to do 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 do 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 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 deed or any part thereof are complied with, or be
obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged 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 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 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, (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 duly 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 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 agent or attorney may do or omit to do in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment
thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly vested and released. Any
contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be expected to, in the name of the Trustee
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 a 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 or discharge thereof.
All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing or recording of this Deed.

The interest of cash 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, profits and proceeds arising from the sale or any other disposition of said real estate and such interest is hereby declared to be new, accruing, 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, profits and proceeds
thereof as aforesaid, the intention hereof being to vest 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
of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

And the said grantor hereby expressly waives and releases and all right or benefit under and by virtue of any and all statutes of the
State of Illinois, in and to all of the real estate above described.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 4th day of January 1985.

[SEAL] FERHAN IZAT [SEAL]

STATE OF ILLINOIS } I, the undersigned, a Notary Public in and for said
COUNTY OF COOK } ss. County, in the State aforesaid, do hereby certify that FERHAN IZAT

personally known to me to be the same person whose name IS subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that SHE signed, sealed and
delivered the said instrument as HER 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 NOTARY seal this 4th day of January 1985.

My commission expires My Commission Expires April 27, 1985

American National Bank and Trust Company of Chicago

Unit 1616
3950 N. Lake Shore Dr., Chicago, IL

RETURN TO: RECORDER'S BOX 437

For information only insert street address of
above described property.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-85
PR 10762
28.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN-85
PR 11-21
26.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN-85
PR 1190
30.00

Notary Public
1100

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LEGAL DESCRIPTION OF REAL ESTATE

Parcel 1:

Unit No. 1616 in 3959 North Lake Shore Drive Condominium, as delineated on survey of the following described parcel of real estate: That part of Lots 10, 11 and 12 in Carson and Chytraus' Addition to Chicago, being a Subdivision of Block 1 in Equitable Trust Company's Subdivision in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian lying West of the line established by Decree entered on September 7, 1906, in Case No. 274470, Circuit Court of Cook County Illinois, entitled "Charles W. Gordon and others against Commissioners of Lincoln Park", in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 40420, recorded July 15, 1977 as Document No. 24, 014, 190; together with the undivided percentage interest appurtenant to said Unit(s) in said parcel (excepting from said parcel all the property and space comprising all the Units as defined and set forth in said Declaration and survey);

Also

Parcel 2:

Easement for the benefit of Parcel 1 as created by the Easement Agreement dated April 23, 1969, and recorded April 23, 1969 as Document No. 20, 820, 211 made by and between American National Bank and Trust Company of Chicago, Trust No. 22719, and Exchange National Bank of Chicago, Trust No. 5174, for the purpose of ingress and egress over and across that part of the East 40 feet of vacated Frontier Avenue, as vacated by Ordinance recorded as Document 20, 816, 906, lying West of Lots 10, 11 and 12 in Carson and Chytraus' Addition to Chicago, aforesaid, which lies North of the South line of Lot 10 extended West and lies South of the North line of Lot 12 extended West, in Cook County, Illinois.

Permanent Tax Number: 14-21-101-034-1343

Volume: 485

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END OF RECORDED DOCUMENT