

UNOFFICIAL COPY

DEED IN TRUST Cook County
STATE TRANSACTION TA

87472973

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for particular purposes. P.O. 11423

31150240 PAC

THE GRANTOR

Svetozar Nikin, divorced and not since remarried.

DEPT-01 \$12.25
T30003 TRAK 6702 08/27/87 10144:00
#0522 C *87-472973
COOK COUNTY RECORDER

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 /QUIT CLAIM) unto
COMMUNITY BANK AND TRUST COMPANY OF EDGEWATER as Trustee

5340 N. Clark Street, Chicago, Illinois
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 6th day of July, 1987 and known as Trust
Number 87-05-2 hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of
Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 14-17-102--016 CAO

Address(es) of real estate: 1420 W. Leland, Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said
trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part
thereof; to dedicate parks, streets, highways or alleys; to execute any 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 present or in
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 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 purchase 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
rents; 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 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 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 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 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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 fully vested with all the title,
estate, rights, 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 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 hereby expressly waive and release any and all right or benefit under and by virtue of any and all
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid hereunto set hand and seal his 6th
day of July 1987

Svetozar Nikin (SEAL)
(Svetozar Nikin)

12.00 MAIL (SEAL)

State of Illinois, County of Lake ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Svetozar Nikin divorced and not since remarried
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 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 under my hand and official seal, this 6th day of July 1987

Commission expires March 27 1990 Robert D. Jacek

NOTARY PUBLIC

This instrument was prepared by Robert Dobritchjanin, 6336 N. Cicero, Chicago, Ill
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM IF PARTIES DESIRE

MAIL TO: (Name)
(Address)
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Muharem Cantic
6330 N. Wirthrop
Chicago, Illinois, 60660
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEPARTMENT OF REVENUE
OFFICE

87472973

87-472973

UNOFFICIAL COPY

Deed in Trust

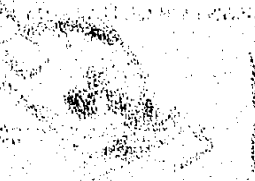
GEORGE E. COLE
LEGAL FORMS

TO

Property of Cook County Clerk's Office

11/11/11 0021

87624528



UNOFFICIAL COPY

87472973

R I D E R

LEGAL DESCRIPTION

1420 W. Leland, Chicago, Illinois

RIN: 14-17-102-016

Property

THAT PART OF LOT 215 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET AND EAST OF GREEN BAY ROAD, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT WHICH IS 203 FEET 11 1/4 INCHES EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT WHICH IS 110 FEET 3 INCHES EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 78 FEET 2 INCHES TO THE EAST LINE OF SAID LOT; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT BEING THE WESTERLY LINE OF ALLEY TO THE SOUTH LINE OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, 85 FEET 1/4 INCH TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Office
87472973

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EX-100