

DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD 8/27/87
1987 AUG 27 PM 2:30

UNOFFICIAL COPY

87473917

COOK CO. NO. 018

Form 101 Rev. 11-71

71-26-583-92-11

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DAVID STEGMAN, a bachelor, and THOMAS STEGMANN, a bachelor of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100ths - - - 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 27th day of July, 1987, and known as Trust Number 103144-09 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 5 in Block 1 in William E. Hatterman's Irving Park Boulevard Subdivision in the North West quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridiana, in Cook County, Illinois.

Commonly known as 3145 W. Irving Park Road, Chicago, Illinois 60618
Permanent Real Estate Exdex Number 13-24-100-004

12.00

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, 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 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 rehabilitate 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 successors in trust and to grant to such successor or successors in trust all possible, estate, 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 lease 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 lease the term of 100 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 reversion and to contract respecting the payment of future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant a general or charge of any kind, to release, convey or make any gift, title or interest in or about or encumbrance appurtenant in said real estate or any part thereof, and to deal 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 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 said real estate, or in 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 to 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 any successor in trust, or be obliged to inquire into any of the terms of said Trust Agreement; and every deed, lease, 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 mortgage, 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 mortgage 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 (hereinafter), (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such 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.

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 any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be incurred by it in the name of the then beneficiaries under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in his own name, as Trustee of an express trust and not individually (and the Trustee shall have the obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable to 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 only in the earnings, profits and proceeds arising from the sale of 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, profits and proceeds thereof as a beneficiary, 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 in 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 file 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 articles of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. _____ and release _____ any and all right or benefit under and by virtue of any and all articles of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise, have hereunto set their hand and seal, this 29th day of August, 1987.

STATE OF Illinois, the undersigned, a Notary Public in and for said County of Cook, do hereby certify that DAVID STEGMANN, a bachelor, and THOMAS STEGMANN, a bachelor,

personally known to me to be the same person, whose name I have subscribed to the foregoing instrument, appeared before me and acknowledged that they signed, sealed and delivered the said instrument free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the Notary Public, State of Illinois.

OFFICIAL SEAL
My Commission Expires 1/20/91

GIVEN under Notary Public, State of Illinois seal this 29th day of August, A.D., 1987. Notary Public

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
Cook County
REAL ESTATE TRANSACTION TAX
STAMP
87473917
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
87473917

American National Bank and Trust Company of Chicago
Box 221

This instrument was prepared by
Karl M. Holstrom 56218 Cornelia
Chicago, IL 60630
For information only insert street address of above described property.

UNOFFICIAL COPY



Property of Cook County Clerk's Office

BOX 333-WJ

Mail to
Kui-Young Shum
77 W. Washington - Ste 1701
Chicago, IL 60602

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