

UNOFFICIAL COPY



87668851

FINANCIAL SERVICES
REAL ESTATE TRANSACTION TAX
DEC 21 1987
REVENUE DEPARTMENT
C.T.I.
220.00

WARRANTY DEED IN TRUS

Form 91-R-730

The above space for recorder's use only

7144157 L5L H716

THIS INDENTURE WITNESSETH, That the Grantor **JUNG IL KIM, n/k/a JAY JUNGIL KIM** and **JANE J. KIM, his wife** 2424 Harrison, Glenview, Illinois 60025 of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN DOLLARS and NO/100 (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the **18th** day of **November** 19**87**, known as Trust Number **1070661** the following described Real estate in the County of **Cook** and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED, AND FOR SUBJECT TO CLAUSE.

PROPERTY ADDRESS: **Unit 3B at 2439 West Lunt Avenue, Chicago, Illinois 60645**

PERMANENT TAX NUMBER **10-36-218-043-1022** VOLUME NUMBER: **503**

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 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 vacate 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 to any person 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 and to 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, to possess, to receive, to lease, to subdivide in present or 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 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 hereof 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 thereof, to reserve 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 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 do, in the same, whether similar to that specified in the above, or in any other manner hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to which said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to inquire into 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 validity 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 as to the validity of such instrument, and no person relying upon or claiming under any such conveyance, lease or other instrument, shall be bound to see that the conditions and limitations contained in this indenture and in said trust agreement or in some other instrument thereof and binding upon all beneficiaries thereunder, have been complied with, or that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument, and all of the conveyance is made to the successors or successors in trust, if 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 any, her 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 therefrom, as aforesaid. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby advised that the estate or more 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 and releases 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 has hereunto set their hand and seal this **14th** day of **December** 19**87**

Jane J. Kim (Seal) *Jung Il Kim* (Seal)
Jay Jungil Kim (Seal)
JANE J. KIM JUNG IL KIM JAY JUNGIL KIM

THIS INSTRUMENT WAS PREPARED BY:
Sanford C. Kahn, Atty. at Law
2246 W. Lawrence Avenue
Chicago, Illinois 60625

State of **Illinois** } **Sanford C. Kahn** a Notary Public in and for said County, in
County of **Cook** } **Jung Il Kim n/k/a Jay Jungil Kim and Jane J. Kim,**
the State aforesaid, do hereby certify that **his wife, are**

personally known to me to be the same person whose name **is** 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 **15th** day of **December** 19**87**

Sanford C. Kahn
Notary Public

After recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, Ill. 60602
Attention: Land Trust Department

Unit 3B at 2439 W. Lunt Avenue, Chicago, Ill. 60644
For information only insert street address of above described property

BOX 333 - TH

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSACTION TAX
Cook County
13%
87668851

Document Number

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1997 DEC 21 PM 3:00

87668851

Property of Cook County Clerk's Office

UNOFFICIAL COPY

1768351

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 2439-3 "B" IN INDIAN BOUNDARY COURT CONDOMINIUM AS DELINEATED UPON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 34 TO 39 BOTH INCLUSIVE IN BLOCK 17 IN NATIONAL CITY REALTY COMPANY'S 4TH ADDITION TO ROGERS PARK MANOR BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY COURT CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24363463 TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN THE COMMON ELEMENTS IN COOK, COUNTY, ILLINOIS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; ROADS AND HIGHWAYS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT, SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 1987 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

87668551

15K
AA JK

JK
JK