



WARRANTY DEED IN TRUST

Form 91 R 7/80

The above space for recorder's use only

PTG-12-131

THIS INDENTURE WITNESSETH, That the Grantors CHRISTOPHER SANG AND ELAINE SANG, HIS WIFE, AS JOINT TENANTS

of the County of COOK and State of ILLINOIS for and in consideration of ***** DOLLARS, and other good and valuable considerations in hand paid, Convey and Warranty 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 27th day of JANUARY 1987, known as Trust Number 1089001 the following described Real estate in the County of COOK and State of Illinois, to-wit:

LOT 5 AND THE EAST 1/2 OF LOT 6 IN BLOCK 2 IN THE FIRST ADDITION TO NILES CENTER TERRACE IN THE NORTH EAST 1/2 AND THE NORTH WEST 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, PLAT OF WHICH ADDITION WAS RECORDED AS DOCUMENT 8915110, IN COOK COUNTY, ILLINOIS

1100

PERMANENT TAX NUMBER: 10-28-131-041 VOLUME NUMBER: 125

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 of part thereof, and to re-ublate 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, in 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 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 conditions 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 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 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 any part of 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 nature or expediency of any act of said trustee, or be obliged or privileged to require 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 said 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 hereunder, (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 it, his or their predecessor or 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 or therefrom.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed to register in issue 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 grantors hereby expressly waive and release any and all right or benefits 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 grantors have hereunto set their hands and seals this 27th day of JANUARY 1987.

CHRISTOPHER SANG (Seal)
ELAINE SANG (Seal)

THIS INSTRUMENT WAS PREPARED BY:

Phillip J. Rosenthal
7187 N. Laigla
Cicero, Ill. 60646
Phillip J. Rosenthal

State of ILLINOIS County of COOK } ss CHRISTOPHER SANG AND ELAINE SANG, BOTH ARE

personally known to me to be the same person as 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 a 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 27th day of JANUARY 1987.

Notary Public

Two lines for affixing Itaxers and Revenue Stamp

Document Number

87065882

After recording return to: Box 333 (Cook County only) CHICAGO TITLE AND TRUST COMPANY 111 West Washington St./Chicago, Ill. 60602 Attention: Land Trust Department

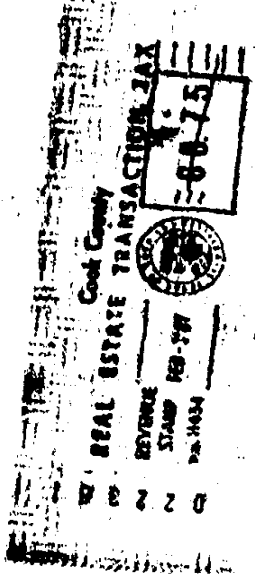
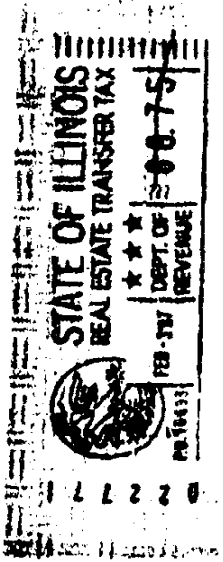
5217 Dobson Skokie, Ill. 60077 For information only use street address of above described property

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