

UNOFFICIAL COPY

DEED IN TRUST

Document prepared by: Terry Gawryk, Attorney at Law, 4964 N. Milwaukee Ave., Chicago, IL. 60630

The above space for recorder's use only

87205319 3 1 9

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, S, PAUL PYTEL, married to Eileen M. Pytel; JAMES DENORIO, married to Oksana Denorio; STEVE BABYK, a bachelor, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN - Also known as Steven Babyk Dollars (\$10.00),

BOOK 90399

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE APR 17 '87 115.00

REAL ESTATE TRANSACTION TAX COOK COUNTY DEPT. OF REVENUE APR 17 '87 115.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE APR 17 '87 575.00

12.00

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 23rd day of March 19 87, and known as Trust Number 102082-05, the following described real estate in the County of Cook and State of Illinois, to wit:

Vertical handwritten note: 1104816 of April 1987

Lots 34 and 35 in E.A. Cummings and Company's Subdivision of Block 2 in Subdivision of Block 4 in Suffern's Subdivision of the South West 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and of Lots 1 to 6 and 2 to 32 inclusive in Block 5 in said Suffern's Subdivision except that part of said premises lying West of a line 50 feet East and parallel with West line of said Section 6, conveyed to the City of Chicago by Quit Claim Deed dated July 23, 1930 and recorded July 29, 1930 as Document 10715574, in Cook County, Illinois.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE APR 17 '87 575.00

(THIS REAL ESTATE IS NOT HOMESTEAD PROPERTY.)

PERMANENT INDEX NUMBER: 17 06-304-006-0000 EDOALTT

STREET ADDRESS: 1101-03 North Western Avenue, Chicago, Illinois 60622 2352-54 West Thomas Chicago, Illinois

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trust, 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 real estate or any part thereof, to dedicate streets, highways or alleys to create any substitution or part thereof, and to resolve the said real estate as often as directed in contract to sell, to grant, to purchase, to sell or in any terms, to convey either with or without limitation, 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 the same 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, or lease said real estate, or any part thereof, from time to time, to purchase, or receive by purchase in present or in future, and upon any terms and for any period or periods of time, not exceeding in 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, in 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 premises and to contract regarding the terms of the amount of present or future rentals, to partition or to divide the said real estate, or any part thereof, for either real or personal property, in grant, to release, to convey or assign any claim, title or interest in or about or appurtenant to 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 do with the same, whether similar to or different from the ways stated, 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 held, 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 received or advanced on said real estate, or be obliged to see that 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 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, 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, full faith of the title of the title of the title of the trust created by this instrument, and by said Trust Agreement was in full force and effect, but that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereof, 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 (ii) 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 covenance 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 in 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 thereto, or for injury to person or property happening in or about said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereof shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, rents 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.

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, rents and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereof shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, rents 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 in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in his 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 S, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S, aforesaid have hereunto set their hand, S, and seal S, this 15th day of April, 19 87

Signatures: Paul Pytel, James Denorio, Steve Babyk

Terry R. Gawryk /Married to Eileen M. Paul Pytel, James Denorio and Steve Babyk, all Bachelors, also known as Steven Babyk /Married to Oksana Denorio

personally known to me to be the same person, S, whose name, S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 HAND AND SEAL of official, seal this 15th day of April, A.D., 19 87

OFFICIAL SEAL TERRY R. GAWRYK Notary Public, State of Illinois My Commission Expires 4/30/90 Notary Public

BOX 333-EV

Handwritten notes: mail to: Arvey, Hodes et al American National Bank and Trust Company of Chicago 150 N. LaSalle Street Box 333 Chicago, IL 60601

1101-03 N. Western / 2352-54 W. Thomas Chicago, Illinois For information only insert street address of above described property.

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1987 APR 20 PM 3:08

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