

UNOFFICIAL COPY
VOLUNTARY DEED IN TRUST
Satisfactory (ILLINOIS)
(Individual to Individual)

88-487447

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DEPT-01 \$12.00
7#4444 TRAN 3105 10/24/88 10:28:00
#5431 # D * -88-487447
COOK COUNTY RECORDER

THE GRANTORS Young A. Park and Chang Man Park, her husband

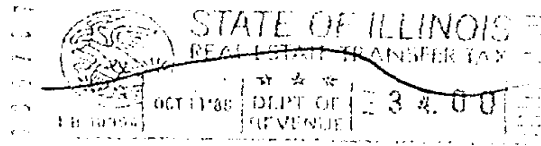
of the City of Park Ridge County of Cook
State of Illinois for and in consideration of
Ten (\$10.00)

DOLLARS,
in hand paid,

CONVEY and WARRANT to
COSMOPOLITAN NATIONAL BANK AS TRUSTEE U/T/A DATED 9/29/88
ALSO KNOWN AS TRUST NUMBER 28827

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:



UNIT B-1 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 18 TO 24, INCLUSIVE IN BLOCK 9 IN SUNNYSIDE ADDITION TO JEFFERSON PARK IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25126852, TOGETHER WITH AN UNDIVIDED 4.2 PERCENT INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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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 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 said premises or any part thereof to a successor or successors in trust and to grant in 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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 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 encumbrance 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.

Young A. Park and Chang Man Park, her husband

personally known to me to be the same persons whose names 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.

IMPRESS
SEAL
HERE

-88-487447

Given under my hand and official seal, this 11th day of October 1988

NOTARY PUBLIC
ALFRED E. ASPENGREN
COOK COUNTY, IL
MY COMMISSION EXPIRES APRIL 7, 1991 19

Alfred E. Aspengren
NOTARY PUBLIC

This instrument was prepared by Alfred E. Aspengren, 4510 N. Hermitage, Chicago, IL 60640

MAILED TO: { Leo W. Kazanowsky (Name)
2236 W Chicago Ave (Address)
Chicago IL 60627 (City, State and Zip)
Allen Craig K. Hansen (Name)
RECORDER'S OFFICE BOX NO. 156

SEND SUBSEQUENT TAX BILLS TO:
Bogumila K. Melst (Name)
Unit 113, 4535 N. Milwaukee (Address)
Chicago IL 60630 (City, State and Zip)

#12.00

COOK COUNTY
REAL ESTATE TRANSFER TAX
\$34.00
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
\$510.00
DEPT. OF REVENUE
SEP 7 1988

885438

UNOFFICIAL COPY

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

-88-487447

UNOFFICIAL COPY

#12.00

MAILED TO

3336 W. Kellogg Ave
Chicago, Ill 60640
Karl W. Kittmanns Esq

SEND SUBSEQUENT TAX BILLS TO
Boysen & K...
Unit 1-B, 4535 N. Milwaukee
Chicago, Ill 60630

This instrument was prepared by Alfred E. Aspengren, 4510 N. Hermitage, Chicago, Ill 60640

NOTARY PUBLIC
ALFRED E. ASPENGREN
COOK COUNTY, ILL
MY COMMISSION EXPIRES APRIL 7, 1991

Alfred E. Aspengren
Notary Public
11th day of October 1988

Personally known to me to be the same persons, whose names 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.

INPRESS
SEAL
HERE

State of Illinois, County of Cook
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Young A. Park and Chang Man Park, her husband

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Young A. Park (SEAL)
Chang Man Park (SEAL)

Permanent Real Estate Index Number(s): 13-16-216-922-1007

Address(es) of Real Estate: Unit 1-B, 4535 N. Milwaukee, Chicago, Ill. 60630

DATED this 1ST day of OCTOBER 1988

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: 1988 Real Estate Taxes, Declaration of Condominium, Public Utilities, easements of record

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE 3072693
510.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC-281
334.00

\$12.00
4/88 10:28:00
487447

885438

(Handwritten initials)

UNOFFICIAL COPY

-88-487447

Property of Cook County Clerk's Office

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

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