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DEED IN TRUST

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, TAI KYU KANG and JUNG BOON KANG, his wife, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and NO/100 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 18th day of October 1988, and known as Trust Number 106679-05, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 16 IN KRON'S SUBDIVISION OF THE EAST 1/2 OF BLOCKS 7 AND 10 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET OF THE WEST 158 FEET OF THE NORTH 183 FEET OF THE EAST 1/2 OF BLOCK 7 AFORESAID AND EXCEPT STREET HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS.

PIN: 13-11-403-014

Street Address: 5121 North Bernard, Chicago, Illinois.

12.00

Exempt under provision of Paragraph E, Section 4 of Real Estate Transfer Act, 1977. Dated: November 10, 1988

Attorney for Grantors, Edward Kahng

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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 improve, change, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, to reconstitute said real estate as often as desired to contract to sell to grant or 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 of the title, 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 let 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, and for term or 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, lease and to grant options to lease and options to lease and options to purchase the whole or any part of the real estate and to contract conveying the same or parts thereof, to partition or to exchange said real estate or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, release or assign any right, title or interest in or about or concerning said real estate or any part thereof and to deal with said real estate and with any part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same or any part thereof to do 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 to 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 by said real estate or be obliged to see that the terms of any 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 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 claiming the same, including the Registrar of Titles of said real estate, and no such conveyance, lease or other instrument shall be void or voidable on account of any defect in the authority, necessity or expediency of any act of said Trustee, or any successor in trust, and in all amendments thereof, if any, and binding upon all beneficiaries thereunder, and 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 that 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 condition 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 assisting it or that of any of its 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 hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no 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 for the payment and discharge thereof. All persons and corporations, whomever and whatsoever shall be charged with notice of this condition from the date of the recording of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under this deed or any of them shall be only in the earnings, assets 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 the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire real and equitable title in fee simple, in and to 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 not to issue a 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid have hereunto set their hands and seal this 10th day of November 1988. Tai Kyu Kang (SEAL) Jung Boon Kang (SEAL)

STATE OF ILLINOIS } I, Edward Kahng, a Notary Public in and for said County of COOK } County, in the State aforesaid, do hereby certify that Tai Kyu Kang and Jung Boon Kang, his wife,

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 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 seal this 10th day of November A.D., 1988. Edward Kahng Notary Public

My commission expires August 1, 1989

American National Bank and Trust Company of Chicago Box 221

This Instrument was prepared by Edward Kahng, 3525 W. Peterson, #218, Chicago, IL. For information only insert street address if above described property.

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