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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 MAR 29 PM 1:51

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WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s MIN YOUNG KIM AND BU HAE KIM HIS WIFE

of the County of Cook and State of Illinois for and in consideration of ********** TEN ********** 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 1st day of March 19 88 known as Trust Number 1091166 the following described Real estate in the County of Cook and State of Illinois, to-wit:

THE NORTH 1/2 OF LOT 30 AND ALL OF LOT 31 AND THE SOUTH 1/2 OF LOT 32 IN BLOCK 52 IN THIRD ADDITION TO FRANKLIN PARK IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
COMMONLY KNOWN AS: 3204 SCOTT, FRANKLIN PARK, ILLINOIS

FAOALL UA

PERMANENT TAX NUMBER 12-21-323-049-0000 VOLUME NUMBER: 65

TO HAVE AND TO HOLD the said premises [illegible] herein and in said trust agreement set forth.

[illegible] to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, 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 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, or any part thereof, to lease said premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, not exceeding in the case of a single demise the term of 198 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 easement 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 any part thereof, or any interest therein, 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor s hereby expressly waive s and release s 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 other force.

In Witness Whereof, the grantor s aforesaid have hereunto set their hand S and seal S this 1st day of March, 88

Min Young Kim (Seal) MIN YOUNG KIM

Bu Hae Kim (Seal) BU HAE KIM

(Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY
MR. CARY K. KABUMOTO
ATTORNEY AT LAW
5205 N. CHRISTIANA AVE.
CHICAGO, ILLINOIS 60625

State of Illinois
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIN YOUNG KIM AND BU HAE KIM 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 official seal, this 1st day of March, 19 88

Commission expires

"OFFICIAL SEAL"
Sylvia Kabumoto
Notary Public, State of Illinois
My Commission Expires 3/26/91

Notary Public

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.
3-21-88
Date
Buyer, Seller or Representative

This space for affixing Riders and Revenue Stamps

12 00

Document Number 88128123

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

3204 North Scott St.
Franklin Park, IL

For information only insert street address of above described property.

BOX 333-HW

Property of Cook County Clerk's Office