

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DONG MAN CHA and MIN ZA CHA, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100ths 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 3rd day of January, 1989, and known as Trust Number 107336-08 the following described real estate in the County of Cook and State of Illinois, to wit:

- Parcel 1: The Southwest 89.91 feet of the Northwest 0.83 feet of Lot 13 (except that part lying between the Northeastly line of Lincoln Avenue and a line 17 feet Northeastly of, measured at right angles thereto and parallel with the Northeastly line of Lincoln Avenue as conveyed to the City of Chicago by Document Number 10667419) in Block 32 in W. F. Kaiser and Company's Second Addition to Arcadia Terrace, a subdivision of the South West quarter of the South East quarter of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
Parcel 2: Lot 14 in Block 32 in W. F. Kaiser and Company's Second Addition to Arcadia Terrace, being a subdivision in Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, reference being had to Plat thereof recorded October 28, 1914 as Document Number 5521267 (except that part of Lot 14 aforesaid lying between the Northeastly line of Lincoln Avenue and a line 17 feet Northeastly of, measured at right angles thereto and parallel with the Northeastly line of Lincoln Avenue as conveyed to the City of Chicago by Deed dated August 2, 1935 and recorded on October 2, 1935 as Document Number 11687319), in Cook County, Illinois.

Commonly known as 5695 North Lincoln Avenue, Chicago, Illinois 60659
Permanent Real Estate Index Numbers 13-01-417-056 (Affects Parcel 1)
13-01-417-038 (Affects Parcel 2)

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, manage, protect and subdivide said real estate or any part thereof, to dedicate roads, streets, highways or alleys in streets and subdivisions or part thereof, and to execute and record all real estate or any part thereof in connection with or in contemplation of purchase, to sell or any lease, to convey either with or without consideration to confer all 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 lease said real estate, or any part thereof, from time to time, in connection or session, by lease in common or in severalty, and upon any terms and for any period or periods of time, and according in the case of any single lease the term of the lease, and to enter 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 in such 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 respecting the amount of present or future rentals, in partition or in partitioning said real estate, or any part thereof, for other real or personal property, in grant, purchase or division of any kind, to release, convey or assign any right, 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 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, 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 on said real estate, or be obliged to see that the terms of this deed have been complied with or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or any successor in trust, or be obliged to inquire into any of the terms of said Trust Agreement and every deed, lease, mortgage, pledge 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 State) relying upon or claiming under any such instrument, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, and any and binding upon all beneficiaries hereunder, in that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such 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 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 to 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 that 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 enforced here by in the name of the then beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, or by the attorney 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 so far as the trust property and funds in the actual possession of the Trustee shall be applicable for its payment and discharge thereof). All persons and corporations whomsoever 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 them or any of them shall be only in the earnings, profits and proceeds accruing from the sale or 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 earnings, profits 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 to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note 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 and all right of 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, has hereunto set their hands and seals this 3rd day of January, 1989.

(REAL) Dong Man Cha (REAL)
(MIN ZA CHA)
Notary Public

STATE OF Illinois, the undersigned, a Notary Public in and for said County of Cook, do hereby certify that DONG MAN CHA and MIN ZA CHA, his wife,

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.

GIVEN under my hand and seal this 3rd day of January, A.D., 1989.
KIE-YOUNG SHIM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/3/92

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 172.50

829701 910 04 00 2000

TRANSACTION TAX 172.50

COOK COUNTY REAL ESTATE TRANSFER TAX

This space for ad

This instrument was prepared by KIE-YOUNG SHIM Attorney at Law 77 W. Washington Street Chicago, Illinois 60602

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• DEPT-01  
• T#3333 TRAN 4651 03/03/89 11:21  
• #4861 C \*-89-09561  
COOK COUNTY RECORDER

TO: DEPT-01  
FROM: CLERK OF COURT  
RE: MARRIAGE LICENSE  
DATE: 03/03/89  
TIME: 11:21 AM  
BY: [Signature]

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