

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor BENJAMIN ZEE AND

PHYLLIS CHEUNG ZEE, HIS WIFE,

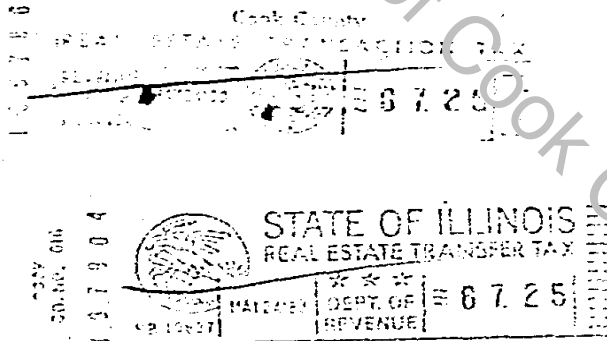
of the County of COOK and the State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars,

and other good and valuable consideration in hand paid, Convey _____ and Warrant _____ unto THE AVENUE BANK OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 24th day of April 19 89 known as Trust Number 5321, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 33 1/3 feet of the North 66 2/3 feet of Lot 10 in Block 1 In Oak Park Highlands, a Subdivision of Lot 2 in the Circuit Court Partition, being a subdivision of the North 1/2 of the South East 1/4 of Section 6 and the North West 1/4 of the South West 1/4 of Section 5, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-06-406-022

Common Address: 329 N. Ridgeland Avenue, Oak Park, Il. 60302



TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 or 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 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 compiled 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 his, 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.

10301/871708
WK

89236461

Real Estate Transfer Tax
Oak Park \$10

Real Estate Transfer Tax
Oak Park \$500

Real Estate Transfer Tax
Oak Park \$25

Real Estate Transfer Tax
Oak Park \$10

Real Estate Transfer Tax
Oak Park \$300

Real Estate Transfer Tax
Oak Park \$100

Real Estate Transfer Tax
Oak Park

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BOX NO. 156

Feed in Trust

ADDRESS OF PROPERTY

First Federal Trust Company 378/4
AVENUE BANK OF OAK PARK
104 N. Oak Park Avenue
Oak Park, Illinois 60301

Form 6911 Provided from ILLIANA FINANCIAL, Inc.

COOK COUNTY RECORDER

86748 # D 89-236461

TM444 TRM 2149 05/24/89 15:42:00

DEPT. 9 \$12.00

OFFICIAL SEAL
JOYCE FORD GRADEL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES SEP 7, 1992

Notary Public

_____ 17th day of May A.D. 1989

GIVEN under my hand and notarial seal this

including the release and waiver of the right of homestead.

as this free and voluntary act, for the uses and purposes therein set forth,

acknowledged that he signed, sealed and delivered the said instrument

subscribed to the foregoing instrument, appeared before me this day in person and

personally known to me to be the same person whose name is

and Phyllis Cheung Zee, his wife,

that Harold T. Rohlfing, Attorney in fact for Benjamin Zee

a Notary Public in and for said County, in the State aforesaid, do hereby certify

I, JOYCE FORD GRADEL

STATE OF ILLINOIS

COUNTY OF COOK

Benjamin Zee
By Harold T. Rohlfing, Atty
with Power of Atty.
and David S. Kelly, Atty.
and David S. Kelly, Atty.

(SEAL)

89236461

seals this 17th day of May 19 89

In witness whereof, the grantor aforesaid have hereunto set their hands and

And the said grantor hereby expressly waive and release 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 otherwise.

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