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DEED IN TRUST

UNOFFICIAL COPY

2006812

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **BONG HEE MA, divorced** and not since remarried of the County of **COOK** and State of **ILLINOIS**, for and in consideration of the sum of **TEN DOLLARS and 00/100** 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 **6th** day of **November 19 89**, and known as Trust Number **109506-08** the following described real estate in the County of **COOK** and State of Illinois, to wit:

LOTS 16 AND 17 IN BLOCK 60 IN W.F. KAISER AND COMPANY BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE BEING A SUBDIVISION OF THAT PART OF SOUTHWEST 1/4 OF SECTION 1 AND OF SOUTH 1/2 OF SOUTHEAST 1/4 OF SECTION 2 LYING WEST OF WESTERLY LINE OF RIGHT OF WAY OF NORTH SHAW CHANNEL OF THE SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HEREOFORER DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN 13-02-431-032 & 13-02-431-033

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, mortgage, protect and subdivide said real estate or any part thereof to dedicate public streets, highways or alleys to locate any subdivision or part thereof and to redivide said real estate as often as desired to contract to sell to grant options to purchase, to sell on any terms, to convey either with or without warranty to convey said real estate or any part thereof to a purchaser or any person in trust and to grant to such purchaser or successors in trust all of the title, estate, interest and authority vested in said Trustee to execute to execute to mortgage, lease or otherwise encumber said real estate or any part thereof to lease said real estate of 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, but exceeding in the case of any single lease the term of 100 years, and to renew or extend leases upon any terms and for any period or periods of time and to grant options to renew leases and options to purchase the whole or any part of the real estate and to contract respecting the manner of doing the amount of present or future rentals 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 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 he should be lawfully for any person owning the same that is of 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 respect to said real estate or in 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 paid or money borrowed or advanced on said real estate or be obliged to see that the terms of this 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 or privileged to inquire into any of the terms of said Trust Agreement and any 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 Register of Titles of said county relying upon or claiming under any such conveyance, lease or other instrument, as 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, 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 all amendments thereof or in all binding upon all beneficiaries the same, 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 life 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 successors or assigns in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or any of their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this trust agreement or any amendment thereof or for injury to person or property happening in or about said real estate 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 in the name of the then beneficiary 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 so 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 whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing of record 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 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 earnings, profits and proceeds thereof as shown or as directed by the terms of said American National Bank and Trust Company of Chicago the entire legal and equitable title to the 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 related, the Register of Titles is hereby directed not to register or make to the certificate of title or duplicate thereof, of memorial, the words "in trust" or upon condition, or "with limitations" or words of similar import, in certificates of title the status in such case male and protest

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 of homesteads from sale on execution or otherwise

In Witness Whereof, the grantor, aforesaid has hereunto set her hand, and seal, this 21st day of November, 1989

Bong Hee MA (REAL) **9106812**
BONG HEE MA (REAL)

STATE OF **Illinois** County of **Lake** **Phillip I. Rosenthal**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Bong Hee Ma, divorced and not since remarried**

personally known to me to be the same person, whose name is **she** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the same as her free and voluntary act, for the uses and purposes therein set forth, including the release and discharge of the said American National Bank and Trust Company of Chicago

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of November, 1989 A.D. 1989
PHILLIP I. ROSENTHAL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/9/91
Phillip I. Rosenthal
Notary Public

My commission expires **October 9, 1991**

SAS

5216038 M (A.M.)

2006812
No Consideration. Except under paragraph 4(e) of the Trust Agreement.
11/21/89
Phillip I. Rosenthal

American National Bank and Trust Company of Chicago
Box 221

3706-10 W. Bryn Mawr Chicago Ill. 60659
For information only (insert street address of above described property.)
1300

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