

90385901 UNOFFICIAL COPY 90385901

This Indenture Witnesseth, That the Grantor

URBAN VISIONS, INC., an Illinois corporation

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 Dollars,

and other good and valuable considerations in hand paid, Convey and Warranty unto the SUBURBAN TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement

dated the 16th day of July 19 90, known as Trust Number 4370, the following described real estate in the County of Cook and State of

Illinois to-wit:

Lot 6 in Block 11 in Mills and Son's North Avenue and Central Avenue Subdivision in the Southwest 1/4 of Section 33, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index No. 13-33-319-019
Commonly known as: 1640 N. Luna Avenue, Chicago, IL

Subject to General taxes for the 2nd installment of 1989 and subsequent years; covenants, easements and restrictions of record and building code violation.

★ 006175 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE AUG-8-90 ★
★ P.B. 11187 ★
★ 412.50 ★

13.00

COOK COUNTY, ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
AUG-8-90
55.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
AUG-9-90
27.50

TO HAVE AND TO HOLD the said premises 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 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 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 present 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 19 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 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 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 and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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.

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 limitations," or words of similar import, in accordance with the state in such case made and provided.

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.

In Witness Whereof, the grantor aforesaid ha hereunto set hand and seal this day of 19

(Seal) (Seal)
(Seal) (Seal)

SEE REVERSE SIDE FOR SIGNATURES AND NOTARY.

This document prepared by: Timothy H. Boyer, 820 Church St., Evanston, IL 60201

72-43-03 F1 DUB 1990-03-02

UNOFFICIAL COPY

BOX NO.

TRUST NO.

Deed in Trust

WARRANTY DEED

TO
SUBURBAN TRUST &
SAVINGS BANK
TRUSTEE

Shirley J. Peterson
Marshall J. Peterson

1135 Lake Circle Rd.
Suite 290

Buffalo Grove, Ill.
60089

Box 333

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, this 18th day of July, 1990.

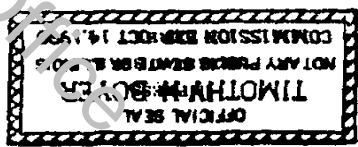
NAME OF CORPORATION: URBAN VISIONS, INC.
 PRESIDENT: *Robert J. Berland*
 SECRETARY: _____

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Barbara Lapat, that Barbara Lapat personally known to me to be the President of the Urban Visions, Inc., an Illinois corporation, and Howard Berland personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of July, 1990.

Commission expires October 18, 1990

Timothy H. Boyer
NOTARY PUBLIC



IMPRESS
CORPORATE SEAL
HERE

AFIX "RIDERS" OR

DOCUMENT NUMBER

10658305