

UNOFFICIAL COPY

DEED IN TRUST

91568266

(The Above Space For Recorder's Use Only)

THE GRANTOR Yong Kyu Kim and Ok Cha Kim, his wife

of the County of Cook and State of Illinois, for and in consideration of

of \$100,000.00 Dollars, and other good and valuable considerations in hand paid, Convey (and (WARRANT ~~XXXXXX~~*) unto COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641 (NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 3rd day of November 1989 and known as Trust Number LT 390 thereafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 14 AND 15 IN BLOCK 1 IN CEPEK, CERMACK AND FRIEDL'S SUBDIVISION OF LOTS 2,3,6,7 AND 10 IN KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

P.I.N.: 13-23-104-007 and 13-28-104-008

Commonly known as 5335-37 W. Belmont, Chicago, Illinois 60641

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.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises in any part thereof to dedicate public streets, highways or alleys; 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 and 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 98 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 real estate 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 in 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, contacted 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, as if 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 us, 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.

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 statute in such case made and provided.

And the said grantor S 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 S aforesaid have hereunto set their hands and seals this 24th day of October 1991

Yong Kyu Kim (SEAL) Ok Cha Kim (SEAL) State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Yong Kyu Kim and Ok Cha Kim, his wife

personally known to me to be the same person S 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 official seal, this 24th day of October 1991 Commission expires 19

Prepared by Patrick A. Mitchell, 3525 W. Peterson, Chicago, IL 60659 NOTARY PUBLIC

91568266

\$13.50 10/30/91 13:13:00 47810 4 E * - 9 1 - 5 6 8 2 6 6

COOK COUNTY RECORDER

ALLEN RIDERS FOR REVENUE STAMPS HERE

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO

COMMUNITY SAVINGS BANK 4801 WEST BELMONT AVENUE CHICAGO, IL 60641

ADDRESS OF PROPERTY 3335-37 W. Belmont

Chicago, IL 60641 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO

DOCUMENT NUMBER

91568266

1330

UNOFFICIAL COPY

Deed in Trust

10

Property of Cook County Clerk's Office

TAXER KNOWN
Includes A Record
Subject to Cook County Rules
of Practice and Procedure

2008/09/10

01/02/09