

DEED IN TRUST

(WARRANTY)

UNOFFICIAL COPY

(The Above Space For Recorder's Use Only)

a single person

THIS INSTRUMENT WITNESSETH, that the Grantors DANIEL K. BABAJONI/ and
KAMRAN MOVAFFAGH / a married personof the County of Cook and State of Illinois, for and in consideration of the sum
of Ten and no/100(\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby dulyacknowledged, conveyed and Warrant unto Bank of Chicago/Garfield Ridge as Illinois bankunder the provisions of a certain Trust Agreement, dated the 1st day of April, 1991 and known as Trust Number
91-4-3, the following described real estate in the County of Cook and State of Illinois, to-wit:

SUBJECT TO

13-02-428-043

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 with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
vacate any subdivision of part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to pur-
chase, to sell on any terms, to convey, either with or without consideration, to convey said 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, on condition of reversion, by leases to commence on the present or on the 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 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, alter and amend to pur-
chase the whole or any part of the reversion and to contract respecting the manner of leasing the amount of percent 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 easement appurtenant to said real estate or any part thereof,
and to deal with said real estate and every part thereof in any other ways and for such other considerations as 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 in whom said real estate
or any part thereof shall be conveyed, contract 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 paid or advanced on the trust property, or be obliged to see that the
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, or any successor in trust, in relation to said trust property 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 deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instru-
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all
amendments thereof, and is binding upon all beneficiaries thereunder, (c) 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 all of the con-
veyances 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 condition that the Trustee, whether 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 thereof, or for injury to person or property happening on or about said real estate, any and all such liability
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee or suc-
cessor with said real estate may be entered into in the name of the then beneficiary under said Trust Agreement as then allowed
on fact, hereby irrevocably appointed for such purposes, or at the election 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 dis-
charge thereof. All persons and corporations who may have and whatsoever shall be charged with notice of this condition from the date
of the filing for 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, assets and proceeds arising from the sale or any other disposition of the trust property, and such
interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest in legal or equitable, on or
to said trust property as such, but only an interest in the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to
vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 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 ve hereunto set their hand S and seal 28th
day of May, 1991

THIS IS NOT HOMESTEAD PROPERTY

STATE OF ILLINOIS
COUNTY OF COOKHarold Berg

aforesaid, do hereby certify that DANIEL K. BABAJONI/ and
personally known to me to be the same person S whose name S are KAMRAN MOVAFFAGH a married
free me this day in person and acknowledged that they signed, sealed and delivered the said instrument at their free and volun-
tary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

GIVEN under my hand and Notarial Seal this 28th day of May, 1991

Commission expires

OFFICIAL SEAL
HAROLD BERGNOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES OCT. 5, 1991

NOTARY PUBLIC

Document Prepared

5301 W. Dempster St.
SKOKIE, IL 60077

ADDRESS OF PROPERTY:

3450 W. Bryn Mawr

Chicago, IL

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt under provisions of Paragraph 1,
Section 4, Real Estate Transfer Tax Act.5/28/91
Date

Buyer, Seller, or Representative

91276324

DOCUMENT NUMBER

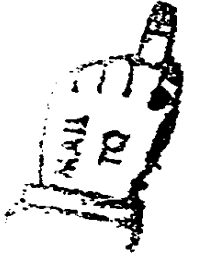
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UNOFFICIAL COPY

RETURN TO:

Bank of Chicago/Garfield Ridge
6353 West 55th Street
Chicago, Illinois 60638

TRUST NO. _____



DEED IN TRUST

(WARRANTY DEED)

TO

Bank of Chicago/Garfield Ridge

Chicago, Illinois

TRUSTEE

PARCEL 2:
LOT 21 (EXCEPT THE WEST 6.72 FEET THEREOF) AND ALL OF LOT 20
IN BLOCK 65 IN W.F. KAISER & COMPANY'S BRYN MAWR ADDITION TO
ARCADE TERRACE BEING A SUBDIVISION OF THAT PART OF THE SOUTH
WEST QUARTER OF SECTION 1 AND OF THE SOUTH HALF OF THE SOUTH
EAST QUARTER OF SECTION 2 LYING WEST OF WESTERN AVENUE, CITY OF CHICAGO, IN
OF NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO, IN
TOWNSHIP 40 NORTH, RANGE 13, EAST 30 THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office