

This Indenture Witnesseth, That the Grantor HOWARD BERLAND AND MARLENE BERLAND, his wife

of the County of COOK and the State of ILLINOIS for and in consideration of TEN AND NO/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant to LaSalle National Bank, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 1st day of June 19 92 known as Trust Number 117052 the following described real estate in the County of COOK and State of Illinois, to-wit:

UNIT NUMBER\*\*\*\*\*4347-1E IN KEELER POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 168,48 FEET OF LOT 3 IN BLOCK 5 IN IRVING PARK, A SUBDIVISION IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25448083 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY Exempt under provisions of Paragraph 4, Section 4, Real Estate Tax Act.

7/3/92 Willie Peterman  
Prepared By: PETERMAN & BOHN Buyer, Seller or Representative

Property Address: 4343-47 N. Keeler, Chicago, IL 60641  
Permanent Real Estate Index No. 13-15-403-057-1002

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 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 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 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 trustee acted 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 thereto, (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 its, 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 cases 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 has hereunto set his hand and seal this 17th day of July, 19 92.

(SEAL) Marlene Berland X Howard Berland (SEAL)  
HOWARD BERLAND

MAY 20 7370 024 92

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HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE COMPANY TRANSACTION TAX ORDINANCE (6. PARAGRAPH (B)) OF ILLINOIS CHAPTER 120.0/1002 OF SAID ORDINANCE.

Deed in Trust  
Visiting Deed

Address of Property

4343-47 N. Keeler

Chicago, IL 60641

To  
Ladelle National Bank  
Trustee

UNOFFICIAL COPY

Handwritten: To: William Peterson  
Peterson & Sister  
221 N. Dearborn St.  
Ste. 223F  
Chgo, Ill 60601

Ladelle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60690

Form 8827-78

Property of Cook County Clerk's Office

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NOTARY SEAL  
MATTHEW H. BOYER  
Notary Public, State of Illinois  
My Commission Expires 10-14-94

State of Illinois  
County of Cook  
Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Howard Berland and Marlene Berland  
personally known to me to be the same person as \_\_\_\_\_ whose name is  
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,  
and seal this \_\_\_\_\_ day of July, AD 1992  
Matthew H. Boyer  
Notary Public.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 31, 1992 Signature: Timothy H. Bayer  
Grantor or Agent

Seal

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 31, 1992 Signature: Timothy H. Bayer  
Grantee or Agent

Seal

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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