

UNOFFICIAL COPY

DEED IN TRUST 92791764 (ILLINOIS)

THE GRANTOR HELCO CORP., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in 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, CONVEYS AND QUIT CLAIMS unto UPTOWN NATIONAL BANK OF CHICAGO, as Trustee under the provisions of a trust agreement dated the 29th day of July, 1992 and known as Trust No. 92-118 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:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 14-17-106-010-0000; 14-17-106-011-0000; 14-17-106-009-0000; 14-17-106-033-0000

Address(es) of real estate: 1505 W. Leland, Chicago, IL; 4640 N. Clark, Chicago, IL; 4628 N. Greenview, Chicago, IL.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, 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 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 praesenti 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 198 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 or 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

92791764
10/22/92 10:13 AM
RECORDS SECTION
COUNTY CLERK
COOK COUNTY RECORDER

Property of Cook County
TRANSFER TAX ACT
10/22/92

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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 delivery 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 case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 3rd day of August, 1992.

HELCO CORP., an Illinois Corporation

By:

Darlene J. Mooney
Darlene J. Mooney, President

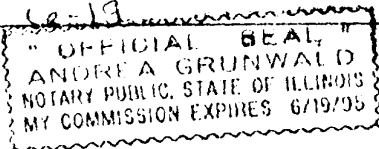
Attested:

John D. Mooney
John D. Mooney, Secretary

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Darlene J. Mooney personally known to me to be the President of HELCO CORP., an Illinois corporation, and John D. Mooney personally known to me to be the Secretary of said corporation, and personally know to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of October, 1992.
Commission expires 6-19-1995



Andrea Grunwald
Notary Public

This instrument was prepared by Lewis M. Schneider, Pretzel & Stouffer, Chtd., One S. Wacker Drive, Suite 2500, Chicago, Illinois.

SEND SUBSEQUENT TAX BILLS TO:
Helco Corp.
175 East Delaware, Suite 7606
Chicago, Illinois 60611

Recorder's Office Box No.: 239

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EXHIBIT "A"

PARCEL I:

LOTS 1 (ONE), 2 (TWO) AND 3 (THREE) IN J.L. STARK'S ADDITION TO RAVENSWOOD, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED THEREOF SEPTEMBER 28, 1872, IN BOOK 2 IN PLATS, PAGE 95 AS DOCUMENT NUMBER 58969, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-17-106-010-0000
Property Address: 1505 West Leland, Chicago, Illinois

PARCEL II:

LOT FOUR (4) IN BLOCK THREE (3) IN J.L. STARK'S ADDITION TO RAVENSWOOD, SAID ADDITION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 28, 1872 AS DOCUMENT NUMBER 58969 IN BLOCK 2 OF PLATS PAGE 95.

P.I.N.: 14-17-106-011-0000
Property Address: 4640 North Clark, Chicago, Illinois

PARCEL III:

LOT 1 (EXCEPT THE WEST 170 FEET THEREOF) AND THE EAST 210 FEET OF LOTS 2 AND 3 IN SIMON'S SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF THE SOUTH 330 FEET OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 (LYING WEST OF THE WEST LINE OF CLARK STREET) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

also:

LOT 7, LOT 8 (EXCEPT THE WEST 10 FEET OF THE NORTH 10 FEET), LOT 9 (EXCEPT THE WEST 10 FEET) AND LOT 10 (EXCEPT THE WEST 10 FEET OF THE SOUTH 15 FEET) IN BLOCK 2 IN J.L. STARK'S ADDITION TO RAVENSWOOD IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED SEPTEMBER 28, 1872 IN BOOK 2 OF PLATS, PAGE 295.

P.I.N.: 14-17-106-009-0000 and 14-17-106-033-0000
Property Address: 4628 North Greenview, Chicago, Illinois

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STATEMENT BY GRANTOR AND GRANTEE

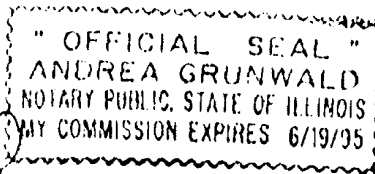
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: October 1, 1992

Signature: Beulah Corbett Coe
Grantor or Agent

Subscribed and sworn to before me by the said Grantor, this 1st day of October, 1992.

Andrea Grunwald
Notary Public



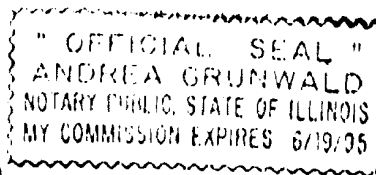
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: October 1, 1992

Signature: Beulah Corbett Coe
Grantee or Agent

Subscribed and sworn to before me by the said Grantee, this 1st day of October, 1992.

Andrea Grunwald
Notary Public



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 ABL 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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