

UNOFFICIAL COPY

92858636

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Abraham Kwate, A SINGLE PERSON

of the County of Cook and State of Illinois
for and in consideration of Ten and 00/100 (10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT/QUIT CLAIM) unto
Abraham Kwate as Trustee of the Abraham Kwate
Trust

(The Above Space For Recorder's Use Only)

23

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 20th day of September, 1994
~~North XXXXXXXX~~ hereinafter 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:
For legal description of real estate, see Exhibit A attached hereto.

Permanent Real Estate Index Number: ~~14-16-301-011-1024~~
Address(es) of real estate: Unit 2501, 4250 N. Marine Drive, Chicago, Illinois

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 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
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
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 the
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
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
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
certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation s," or words of simi-
import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive s, and release s any and all right or benefit under and by virtue of any and
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 23rd
day of OCTOBER, 1992

Abraham Kwate (SEAL)

Abraham Kwate (SEAL)
Abraham Kwate

"OFFICIAL SEAL"

State of Illinois County of Cook ss.

Notary Public, State of Illinois

My Commission Expires 11/30/94

SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Abraham Kwate
personally known to me to be the same person whose name is subscribed to the
aforesaid instrument, appeared before me this day in person, and acknowledged that he signed,
sealed and delivered the said instrument as his 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 23rd day of October, 1992

Commission expires Nov 30, 1994
Notary Public
NOTARY PUBLIC

This instrument was prepared by John W. Lawrence, Jr., Seyfarth, Shaw, Fairweather & Geraldson
55 E. Monroe, Suite 4200, Chicago, IL 60603 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO:

John W. Lawrence, Jr.
Seyfarth, Shaw, Fairweather &
55 E. Monroe, Ste. 4200 Geraldson
Chicago, IL 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Steven H. Kwate
(Name)
533 LeParc Circle
(Address)
Buffalo Grove, IL 60089
(City, State and Zip)

DR

RECORDER'S OFFICE BOX NO. 118

GRAPHIC, SEC. 200-1-2(B-6) OR PARCEL CHICAGO TRANSACTION TAX ORDINANCE.

BUYER, SELLER, REPRESENTATIVE
DATE 11/15/92

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 6, Section 4, of the Real Estate Exemption Tax Act. 11/15/92

672
73 65 930 01

92858636

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

92 NOV 16 PM 3:33

92858636

UNOFFICIAL COPY

2 8 5 8 6 3 6

EXHIBIT A

UNIT NUMBER '2601' IN IMPERIAL TOWERS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF LOT 25 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE NUMBER 274470, IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT 3937332), IN C. J. GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND VACATED STREET LYING BETWEEN SAID LOTS IN SCHOOL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 7 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE NUMBER 274470, IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT 3937332), IN SCHOOL TRUSTEES' SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE IMPERIAL TOWERS CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1977 AND KNOWN AS TRUST NUMBER 41300, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24165981, AS AMENDED BY DOCUMENT 24199625, TOGETHER WITH AN UNDIVIDED '0.179' PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS

Clerk's Office 92858636

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

285836

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 November 11, 1992 Signature:

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 11 day of November, 1992



Notary Public

[Signature]

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 November 11, 1992 Signature:

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 11 day of November, 1992



Notary Public

[Signature]

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.]

9285836

UNOFFICIAL COPY

Property of Cook County Clerk's Office