

# UNOFFICIAL COPY

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## DEED IN TRUST

Form 911 Rev. 11-71

The above space for recorder's use only

COOK CO. NO. 016

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **MIRZA M. YUSUF AND NAHID MIRZA, 0 3 8 3 4 9** his wife of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten and no cents** Dollars (\$ **10.00**)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is **33 No. LaSalle Street, Chicago, Illinois**, as Trustee under the provisions of a certain Trust Agreement dated the **30th** day of **March** 19 **93**, and known as Trust Number **116785-** the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

**PARCEL 1:**  
UNIT NO. 1-A1 AS DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BALDWIN COURT CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NO. 72-10-916 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22368743; TOGETHER WITH A PERCENTAGE OF THE COMMON EASEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME; ALSO

**PARCEL 2:**  
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NO. 72-10-916 AND RECORDED DECEMBER 20, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22,63,98.

P.I.N. 02-12-200-019-1001  
Volume 148

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P.I.N. 02-12-200-019-1001  
Volume 148

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
3800  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
93307782

TO HAVE AND TO HOLD the said real estate with the appurtenances thereon to the Trustee, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to accept, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to public use, to sell, lease or otherwise dispose of said real estate as often as desired, to contract to sell to grant interests to purchase, 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 execute, 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, in possession or reversion, by lease to commence on any date and for any term, and for any period of time, not exceeding in the case of any single lease the term of 100 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 amount of said amount of present or future rentals, to partition or to exchange said real estate, or any part or parts of other real or personal property to erect, erect, or charge of any kind to create, create or assign any right, title or interest in or about or to the real estate or any part thereof, and to deal with said real estate 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 do 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 to whom said real estate or any part thereof shall be conveyed, contracted 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, real or money advanced on said real estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person including the Register of Titles of said County relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of its delivery thereof the trust created by this instrument 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 all amendments thereof, if any, and binding upon all beneficiaries in rem, (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 (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, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or charge for anything in or by or for 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 thereto, or for injury to persons or property happening in or about said real estate, any and all liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact hereby irrevocably appointed for such purposes or at the direction of the Trustee in its own name, as Trustee of an express trust and one individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only insofar as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing of 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, profits and proceeds arising from the sale or any 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 earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate here described.

If the title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to register or to file 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, **M**, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for protection of beneficiaries from sale on execution or otherwise.

In Witness Whereof, the grantor, **M** aforesaid has hereunto set their hands and seals this **12th** day of **April** 19 **93**  
**MIRZA M. YUSUF** (SEAL) **NAHID MIRZA** (SEAL)

STATE OF **ILLINOIS** )  
County of **COOK** )  
**THOMAS A. JACONETTY** a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MIRZA M. YUSUF AND NAHID MIRZA, his wife, of 2833 North Kildare Avenue in Chicago, Illinois** are

personally known to me to be the persons **M** whose name **M** are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **they have** signed, sealed and delivered the said instrument of their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of redemption.

GIVEN under my hand and seal of office this **12th** day of **April** A.D. 19 **93**  
**Thomas A. Jaco** Notary Public  
OFFICIAL SEAL OF THOMAS A. JACONETTY, Notary Public, State of Illinois, My Commission Expires May 29, 1995

American National Bank and Trust Company of Chicago  
Box 221  
1303--Unit 1A-Baldwin Courts Condominiums  
Palatine, Illinois 60067  
For information only insert street address of above described property.

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COOK COUNTY CLERK'S OFFICE  
PROPERTY

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Property of Cook County Clerk's Office