

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

93336251

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Theodore Dubinin, a Widower as to an Undivided 1/2 Interest and Alex Dubinin, married to Frances Dubinin, as to an Undivided 1/2 Interest of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipts of which is hereby duly acknowledged, Convey to and Warrant to COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 6th day of April 19 93, and known as Trust Number 4338, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE WEST 133.25 OF LOT 12 IN ELDRED'S MONTROSE AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Property Index Number: 13-17-303-014, Volume 342
Common Property Address: 4311 North Melvina, Chicago, Illinois 60634

93336251

SUBJECT TO

Real Estate Tax # 13-17-303-014, Volume 342

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the covenants, 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 improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 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, power 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, in possession or reversion, by lease to commence in present or in future, 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, 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 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and any part thereof in all other ways and for such other considerations as may 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 any part thereof, be obliged to see to the application of any purchase money, 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 validity, 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 Registrar of Titles of said County 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 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 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 (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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Columbia National Bank of Chicago, individual, as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected in any claim, judgment or decree for anything in or about the said real estate, or any part thereof, or about said real estate, any part of such 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 lawfully 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 in its own name as Trustee of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described).

If the title in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title any of the trusts, 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

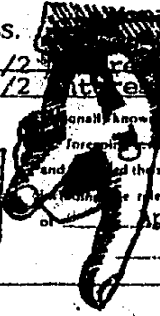
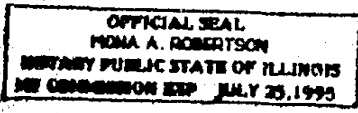
And the said grantor, hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid hereunto set his hand and seal this 27th day of April 19 93.

Theodore Dubinin (SEAL) Alex Dubinin (SEAL)
Frances Dubinin (SEAL)

I, Mona A. Robertson, a Notary Public in and for said County, in County of Cook ss. do hereby certify that Theodore Dubinin, a Widower and Alex Dubinin, married to Frances Dubinin, as to an Undivided 1/2 Interest and Alex Dubinin, as to an Undivided 1/2 Interest are

personally known 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 they signed, sealed and executed the said instrument as their (free and voluntary act, for the uses and purposes therein set forth, and in full knowledge and waiver of the right of homestead. Given under my hand and notarial seal this 27th day of April 19 93.



Mona A. Robertson
Notary Public

Return to: Columbia National Bank of Chicago
5250 N. Harlem Avenue
Chicago, IL 60656
ATTN: Trust Dept.

4311 North Melvina, Chicago, Ill. 60634
For information only insert street address of above described property.

23502p

WAS - S135122B
S1345488
607

This space for affixing Adverses and Revenue Stamps

Document Number

UNOFFICIAL COPY

DEPT-01 RECORDING \$23.50
T#1111 TRAN 9699 05/05/93 12:39:00
#8227 #93-336251
COOK COUNTY RECORDER

046185

CITY OF CHICAGO
MAY 3-03
23750
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE 952927

046185

CITY OF CHICAGO
MAY 3-03
500.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE 952927

046185

CITY OF CHICAGO
MAY 3-03
500.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE 952927

93336251

002384

REVENUE STATE
966893

DEPT-01 RECORDING \$23.50
T#1111 TRAN 9699 05/05/93 12:39:00
COOK COUNTY RECORDER

002384

STATE OF ILLINOIS
APR-93
165.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE 950100

93336251

Property of Cook County Clerk's Office