

UNOFFICIAL COPY

DEED IN TRUST

94475137

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Leslie S. Moy, a married person of the County of Cook and State of Illinois, for and in consideration of the sum of ten Dollar and 00/100 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 26th day of May 1994, and known as Trust Number 118338-03, the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Legal Description

DEPT-01 RECORDING \$25.50
736666 TRAN 9639 05/26/94 14:41:00
\$7062 REC 06-94-475137
COOK COUNTY RECORDER

P.I.N.: 17-28-112-002 Vol:514

94475137

This is not homestead property

Prepared By:

Phillip I. Rosenthal 7337 N. Lincoln, Suite 283, Lincolnwood, Illinois 60646

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, 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 to create any subdivision or part thereof, to convey said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any term, 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 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 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 lease 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 paying 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 every part thereof in all other ways and for such other considerations as it would be lawful for any person making 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 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 in the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged in any way to see to 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 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 hereunder, (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 it, 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 decree for anything it or they or its or 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 person or property happening in or about said real estate, any and all 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 irrevocably 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 only so far 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing or 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, avails 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, avails 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 above described.

If the title to 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 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 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 26th day of May 1994

Leslie S. Moy (SEAL) Adeline Y. Moy (SEAL)
Leslie S. Moy (SEAL) ADELINE Y. MOY (SEAL)

STATE OF Illinois I, the undersigned, a Notary Public in and for said County of Cook ss. County, in the State aforesaid, do hereby certify that Leslie S. Moy a married person

personally known to me to be the same person, whose name is subscribed to the foregoing 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 provisions of the Illinois Homestead Act.

GIVEN under my hand and seal this 26th day of May A.D., 1994

Notary Public

My commission expires 6/24/95

Vertical stamp: This space for Affixing Riders and Revenue Stamps. Evermore Under Seal Estate Transfer Tax Act Sec. 4. Cook County Cir. 03/04 P. 1. Sign [Signature]

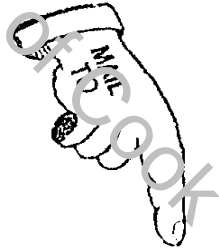
Vertical stamp: Document Number

American National Bank and Trust Company of Chicago Box 221 2401 S. Archer Chicago, Illinois 60616 For information only insert street address of above described property.

Handwritten initials and numbers: 250

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Prof DL  
24th St  
Apt 1115 N.  
Chicago, IL 60616  
813  
64901

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BLOCK 11 IN SOUTH BRANCH ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT PART OF SAID BLOCK TAKEN FOR WIDENING ARCHER AVENUE; EXCEPT LOTS 8 TO 9, INCLUSIVE, IN SAID BLOCK 11; AND ALSO EXCEPT THAT PART OF LOT 8 IN SAID BLOCK 11, THAT PART OF LOTS 8 TO 13, INCLUSIVE, AND THAT PART OF THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING TO SAID LOT 8 WHICH LIES SOUTHWESTERLY OF A STRAIGHT LINE THAT EXTENDED FROM A POINT ON THE SOUTH LINE OF SAID LOT 8, WHICH POINT IS 186 FEET WEST OF THE WEST LINE OF SOUTH WALLACE STREET; THENCE TO A POINT IN SAID LOT 8 WHICH POINT IS ON THE SOUTHERLY LINE OF SOUTH ARCHER AVENUE, AS WIDENED, AND IS 228 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE WESTERLY LINE OF SOUTH WALLACE STREET AND THE SOUTHERLY LINE OF SOUTH ARCHER AVENUE, AS WIDENED, IN H. L. STEWART'S RESUBDIVISION OF LOTS 11 TO 19, INCLUSIVE, IN SAID BLOCK 11, AND ALSO EXCEPTING THEREFROM THAT PART OF SAID BLOCK 11 DESCRIBED AS FOLLOWS: THAT PART OF BLOCK 11 IN SOUTH BRANCH ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID BLOCK 11, SAID POINT BEING ALSO THE INTERSECTION OF THE NORTH LINE OF W. 24TH PLACE WITH THE WESTERLY LINE OF S. WALLACE STREET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE OF W. 24TH PLACE FOR A DISTANCE OF 186.0 FEET TO A POINT; THENCE NORTH 84 DEGREES, 09 MINUTES, 42 SECONDS WEST ALONG A LINE WHICH INTERSECTS THE SOUTHERLY LINE OF S. ARCHER AVENUE, AS WIDENED, AT A POINT WHICH IS 228.0 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE WESTERLY LINE OF S. WALLACE STREET AND THE SOUTHERLY LINE OF S. ARCHER AVENUE AS WIDENED, FOR A DISTANCE OF 97.89 FEET TO A POINT; SAID POINT BEING THE PLACE OF BEGINNING FOR THE TRACT HEREINAFTER DESCRIBED; THENCE NORTH 35 DEGREES, 50 MINUTES, 19 SECONDS EAST 26.07 FEET; THENCE NORTH 31 DEGREES, 44 MINUTES, 50 SECONDS WEST, 1.13 FEET; THENCE NORTH 58 DEGREES, 15 MINUTES, 10 SECONDS EAST 67.59 FEET; THENCE NORTH 31 DEGREES, 44 MINUTES, 50 SECONDS WEST, 95.34 FEET TO A POINT ON THE SOUTHERLY LINE OF S. ARCHER AVENUE, AS WIDENED; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, WHICH IS A CURVE, CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 2,050.0 FEET FOR AN ARC DISTANCE OF 147.86 FEET; THENCE SOUTH 54 DEGREES, 09 MINUTES, 42 SECONDS EAST 124.49 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTEE AND GRANTEE

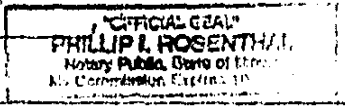
5 1 3 7

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 5/24, 1994

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 20 day of May 1994.  
Notary Public [Signature]

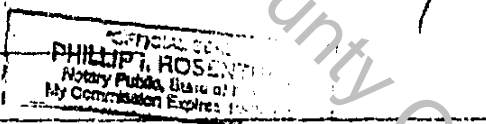


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5/24, 1994

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 26 day of May 1994.  
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 Class A misdemeanor for subsequent offenses.

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

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