

WARRANTY Deed in Trust

This space for Recorder's use only

Grantors, KWOK TO CHANG and SUI LING CHANG, his wife, as joint tenants with right of survivorship, 2252 Elizabeth Drive, Broadview, IL 60153 of the County of Cook and State of Illinois for and in consideration of Ten & No/100 Dollars (\$ 10.00 ) and other valuable consideration, receipt of which is hereby acknowledged, convey(s) and warrant(s) unto COSMOPOLITAN BANK AND TRUST, 801 N. Clark Street, Chicago, Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 22nd day of January, 19 81 and known as trust number 12112 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

Lot 60 in Healy's Subdivision of the South part of Lot 1 in Block 24 In Canal Trustee's Subdivision of the South fractional of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO:

ADDRESS OF PROPERTY: 810 West 27th St., Chicago, IL

17-29-419-044-0000

PIN:

TO HAVE AND TO HOLD said real estate with the appurtenances, on 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 public streets, highways, or alleys, to vacate any subdivision or part thereof, 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, 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, in fee or for years, to commence in present or in future, and on any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, to give or extend leases on any terms and for any period or periods of time, to amend change or modify leases and the terms and provisions thereof at any time or times hereafter, to consent 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, to contract respecting the transfer of fee, the amount of present or future rentals, to partition, 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 otherwise dispose of interest in or about or adjacent appurtenance 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 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 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 that the terms of said trust have been completely fulfilled, or be obliged to inquire into the expediency of any act of said Trustee, or be obliged or empowered to acquire any part 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 said Trustee, and in favor of the Recorder of Deeds of said county relying on or claiming under any such conveyance, lease or other instrument so that at the time of the delivery thereof the trust created by this Deed 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 Deed 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) that 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, her or their predecessor in trust.

The conveyance is made in the express understanding and condition that neither Cosmopolitan Bank and Trust, individually, or its Trustee, nor its successor or successor in trust shall incur any personal liability or be subjected to any claim or judgment for anything if or they or their agents or attorneys may do or omit to do in or about 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 by any fire 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 said 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 in the election of the Trustee, in its own name, as Trustee of a special 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 performance and discharge thereof. All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the recording and/or filing 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, assets 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 the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said The Cosmopolitan Bank and Trust, as Trustee, the entire directed not to register or note in the certificate of title or duplicate thereof or in any other "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

Grantors hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) ha<sup>ve</sup> signed this deed, this 18th day of August 9 94

Signatures of Kwok To Chang and Sui Ling Chang with printed names below.

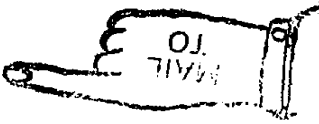
This document prepared by: J. Lewis, 11 W. Madison St., Oak Park, IL 60302

Notary Public section: State of Illinois, Cook County, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kwok To Chang and Sui Ling Chang, his wife

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS DEED PREPARED BY: Given under my hand and notarial seal this 18th day of August 19 94. David J. Grayewick Notary Public

RETURN TO: COSMOPOLITAN BANK AND TRUST COOK COUNTY RECORDER'S BOX NO. 226 801 NORTH CLARK STREET CHICAGO, ILLINOIS 60610-3287



Exempt under provisions of Paragraph e, Section 4. of the Real Estate Transfer Tax Act. Dated this 13th day of August, A.D. 1994. J. Lewis Trustee

94783649

DOCUMENT NUMBER

2550/cm

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50  
TR0002 TRNN 1661 09/07/94 14:16:00  
45523 # JB \* 94-783649  
COOK COUNTY RECORDER

# UNOFFICIAL COPY

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.

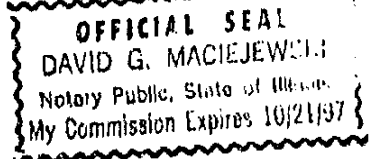
Dated August 18, , 19 94

Signature: [Signature]

Grantor or Agent  
KWOK TO CHIANG

Subscribed and sworn to before me by the said Kwok To Chang this 13th day of August 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.

COSMOPOLITAN BANK AND TRUST, F/U/C 12132

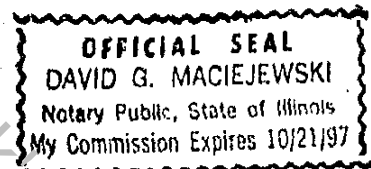
Dated August 18, , 19 94

Signature: [Signature]

Grantee or Agent  
LAND TRUST ADM.

Subscribed and sworn to before me by the said Judith E. Lewis this 18th day of August 19 94.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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