

Deed in Trust

The Grantor, Ukrainian Senior Home Building Corporation, a not-for-profit corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants unto FIRST BANK, N.A., 410 N. Michigan Ave., Chicago, Illinois 60611, 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 19th day of September, 1994, and known as Trust Number 9880, the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

Parcel 1: The West 101.5 feet of Lot 1 in F. J. Dewes Subdivision of the East 1/2 of Sub Block 2 of Block 15 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14., East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: That part of Lot 1 (except the West 101.5 feet thereof and except the South 5 feet thereof) lying West of a straight line running from a point in the South line of Rice Street which is 49.88 feet East of the East line of said West 101.5 feet of said Lot 1 to a point in the North line of said South 5 feet of said Lot 1 which is 50.08 feet East of the East line of said West 101.5 feet of said Lot 1 in F. J. Dewes Subdivision of the East 1/2 of Sub Block 2 of Block 15 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general real estate taxes for 1994 and subsequent years; covenants, conditions and restrictions of record.

Permanent Index Numbers: 17-06-330-013 (Affects Parcel 1) and 17-06-330-034 (Affects Parcel 2 and other property)  
Property Address: 2121 W. Rice St., Chicago, Illinois 60622

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 are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate, partition, 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 a reversion 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 be 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 or 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 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 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 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 title, 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 the 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.

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 27th day of September, 1994.

UKRAINIAN SENIOR HOME BUILDING CORPORATION

By: [Signature] President

Attest: [Signature] Secretary

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT. 7-94 750.00

94869787

BUYER, SELLER or REPRESENTATIVE

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT. 7-94 750.00

7503208 DIV. II Gault 94869787 1994 OCT -7 PM 1:18 COOK COUNTY, ILLINOIS

# UNOFFICIAL COPY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Orest Chryniwsky, personally known to me to be the President of the Ukrainian Senior Home Building Corporation, and Rev. Walter Klimchuk, personally known to me to be the Secretary of said corporation, and personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 27th day of September, 1994.

Commission expires:

10/15/94

Paul Kulas  
Notary Public



This instrument prepared by:  
Law Offices of Kulas & Kulas  
2329 W. Chicago Ave.  
Chicago, Illinois 60622

MAIL TO: <i>Lisa Helen Krett</i> <i>1000 N Milwaukee</i> <i>Chgo, IL 60622</i>	SEND SUBSEQUENT TAX BILL TO:
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BOX 333-CTI

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Vertical text on the left margin, possibly a stamp or reference number.

# 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 October 4, 1994 Signature: \_\_\_\_\_

Grantor (or) Agent

Subscribed and sworn to before me  
by the said Agent this 4th  
day of October, 1994.

Notary Public \_\_\_\_\_

OFFICIAL SEAL  
ROSEMARY MATKOWSKYJ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXP: 12/21/94

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 October 4, 1994 Signature: \_\_\_\_\_

Grantee (or) Agent

Subscribed and sworn to before me  
by the said Agent this 4th  
day of October, 1994.

Notary Public \_\_\_\_\_

OFFICIAL SEAL  
ROSEMARY MATKOWSKYJ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXP: 12/21/94

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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