

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor

J. Jay Tak *SURVIVOR*

of the County of Cook and the State of Illinois for and in consideration of Ten Dollars,

and other good and valuable consideration in hand paid, Convey^{ed} and Warrant unto

FIRST COLONIAL TRUST COMPANY, an Illinois Corporation, with main offices located at 104 North Oak Park Avenue, Oak Park, Illinois, its

successor or successors, as Trustee under the provisions of a trust agreement dated the 1st

day of October 1994, known as Trust Number 1-5285, the following described

real estate in the County of Cook and State of Illinois, to wit as described in the attached Exhibit A, incorporated herein by this reference.

PIN: 13-34-427-017

Address: 1615 N. Keeler, Chicago, Illinois

COOK COUNTY ILLINOIS
FILED FOR RECORD

1994 OCT 13 AM 10:42

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PROPERTY INTERESTS OF DONOR
Real Estate Transfer Tax
Date
Expert, Seller or Representative
Section 4
94880530

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 maintain said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and on 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 cases 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 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 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.

If the title to any of the above lands 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 of such case made and provided.

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BOX NO. _____

Deed in Trust

ADDRESS OF PROPERTY

FIRST COLONIAL TRUST COMPANY

EST. 1878 9911

This instrument was prepared by _____

Notary Public _____

day of _____ A.D. 1994

GIVEN under my hand _____ seal this _____

of the right of homestead _____

free and voluntary _____ the uses and purposes therein set forth, including the release and waiver

that he _____ signed, sealed and delivered the said instrument as _____ his

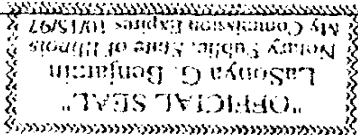
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged

personally known to me to be the same person _____ whose name _____ is

J. Jay Tak _____

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

STATE OF ILLINOIS
COUNTY OF COOK



J. Jay Tak _____ (SEAL)

In Witness Whereof, the grantor _____ aforesaid his _____ hand _____ and _____ seal this _____ day of _____ 1994

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 the exemption of homesteads from sale on execution or otherwise.

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EXHIBIT A

LOT 17 IN BLOCK 28 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) OF SECTION 34, TOWNSHIP 40, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-04-427-017

Address: 1615 North Koeler, Chicago, Illinois

DOCUMENT PREPARED BY:

Kevin P. Breslin
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601

RETURN TO RECORDER'S BOX 340

75-23-688 D1

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06/07/2022

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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 the 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.

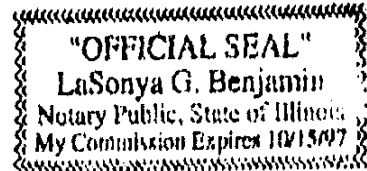
Dated October 6, 1994

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said William P. Buehler this 6th day of October, 1994.

Notary Public: _____



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.

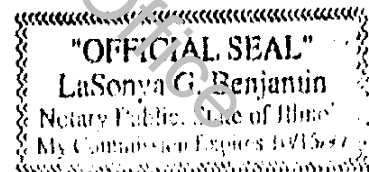
Dated: October 6, 1994

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said William P. Buehler this 6th day of October, 1994.

Notary Public: _____



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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COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYCLERK.COM

312-603-1000

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