



# UNOFFICIAL COPY

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 vacate any subdivision or part thereof, and to resubdivide 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, by leases to commence in present or in futuro, 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 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 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 event 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 to the application of any purchase money, rent or money borrowed or 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 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 of said deed 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 the trust or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantor, individually or as Trustee, nor its successor or successors in trust shall be, or any personal liability shall be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or may be deemed to do 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 on the date of the filing for 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 of said real estate, and such interest is hereby declared to be severed property and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, or any such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee 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.

94169178

2022-11-25 11:25

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Parcel # (submits) 5

That part of Lot 19 together with Lots 12 through 17, both inclusive, in Jade Garden Unit 1 being a resubdivision of part of Blocks 41 and 43 and vacated streets and alleys lying within and adjoining said Blocks in Cook County, Illinois, New Subdivision of Blocks in the East Fraction of the Southeast Fraction 1/4 Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded July 29, 1993 as Document No. 93593212 in Cook County, Illinois, bounded and described as follows:

Beginning at the Northwesterly corner of said Lot 13; thence North 58 degrees, 05 minutes and 45 seconds East along the Northwesterly line of said Lot 13 through 17, both inclusive, a distance of 98.42 feet to the Northwesterly corner of said Lot 17; thence South 31 degrees, 54 minutes and 15 seconds East along the Easterly line of said Lot 17, a distance of 65.83 feet to the Southeastly corner of said Lot 17; thence South 58 degrees, 05 minutes and 45 seconds West along the South line of said Lot 17, a distance of 0.46 feet; thence South 31 degrees, 54 minutes and 15 seconds East along a line 0.46' Westerly of and parallel with the Southeastly extension of the Easterly line of said Lot 17, a distance of 116.00 feet to a point in the Northwesterly line of South China Place, 60.00 feet in width; thence South 58 degrees, 05 minutes and 45 seconds West along the Northwesterly line of said South China Place, a distance of 24.00 feet to the Southeastly corner of Lot 11; thence North 31 degrees, 54 minutes and 15 seconds West along the Easterly line of said Lot 11, a distance of 22.96 feet to the Northwesterly corner of said Lot 11; thence South 58 degrees, 05 minutes and 45 seconds West along the Northerly line of said Lot 11, a distance of 61.33 feet to the Northwesterly corner of said Lot 11; thence South 31 degrees, 54 minutes and 15 seconds East along the Westerly line of said Lot 11, a distance of 22.96 feet to the Southeastly corner of said Lot 11, also being a point in the Northwesterly line of said South China Place; thence South 58 degrees, 05 minutes and 45 seconds West along the Northwesterly line of said South China Place, a distance of 9.50 feet to the Southeastly corner of Lot 10; thence North 31 degrees, 54 minutes and 15 seconds West along the Easterly line of Lots 7 through 10, both inclusive, a distance of 90.92 feet to the Northwesterly corner of said Lot 7; thence South 58 degrees, 05 minutes and 45 seconds West along the Northerly line of said Lot 7, a distance of 31.3 feet to the point of intersection of the Northerly line of said Lot 7 with the Southeastly extension of the Westerly line of said Lot 13; thence North 31 degrees, 54 minutes and 15 seconds West along the Westerly line of said Lot 13 and its Southeastly extension, a distance of 30.91 feet to the point of beginning. Encompassing 15,170 Square Feet or 0.348 Acres.

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Parcel (Molokai):

That part of Lot 19 together with Lots 1 through 8, both inclusive, in Jade Garden Unit 1, being a re-subdivision of part of Blocks 41 and 43 and vacated streets and alleys lying within or adjoining said Blocks in Canal Trustee's New Subdivision of Blocks in the East Fraction of the Southeast Fraction 1/4 Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded July 25, 1993, as Document No. 93593212 in Cook County, Illinois, bounded and described as follows:

Beginning at the Southeast corner of said Lot 19; thence South 59 degrees, 05 minutes and 45 seconds West along the Southerly line of said Lot 1, said line also being the Northwesterly line of South China Place, 60 feet in width, a distance of 75.96 feet to the Southwesterly corner of said Lot 19; thence North 31 degrees, 54 minutes and 15 seconds West along the Westerly line of lots 1 through 8, both inclusive, and its Northerly extension, a distance of 171.83 feet to a point on the Northerly line of Lot 13 extended Westerly; thence North 58 degrees, 05 minutes and 45 seconds East along the Westerly extension of the Northerly line of said Lot 13, a distance of 75.96 feet to a point in the northerly extension of the Westerly line of said Lots 1 through 4; thence South 31 degrees, 54 minutes and 15 seconds East along the Easterly line of said Lots 1 through 4, and its Northerly extension, a distance of 171.83 feet to the point of beginning. Containing 13,052 square feet or 0.300 acres.

Property Clerk's Office

# UNOFFICIAL COPY

Copy from A 213 vs  
Johnna Turner  
10-1583

## 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.

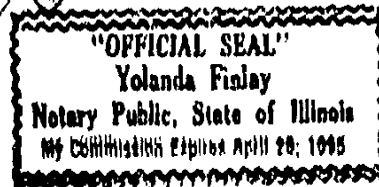
Dated 2-14-94

Signature \_\_\_\_\_

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Johnna Turner  
THIS 14th DAY OF FEBRUARY  
19 94.

NOTARY PUBLIC Yolanda Finlay



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.

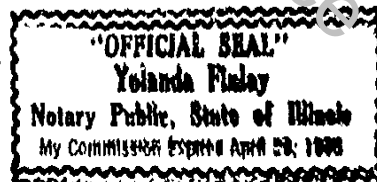
Date 2-14-94

Signature \_\_\_\_\_

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Johnna Turner  
THIS 14th DAY OF FEBRUARY  
19 94.

NOTARY PUBLIC Yolanda Finlay



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

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