

) For Recorders Use Only

CHURCH OF GOD WARRANTY DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that for, and in consideration of the sum of Ten and no/100 dollars (\$10.00) cash and other good and valuable consideration, receipt being acknowledged in full, and in hand paid to Grantors by the Grantees named in this conveyance. We, Illinois District Council of the Assemblies of God, an Illinois Not-For-Profit Religious Corporation, the said Grantors do GRANT, BARGAIN, SELL and CONVEY unto Grantees, Petru Lascau, George West Galis, Iacob Covaci, Paul Cornel Micula, and George Ardelean, not individually, but as Trustees, and constituting the Local Board of Trustees of the Philadelphia Romanian Church of God at 4115 N. Kedvale Avenue, Chicago, in Cook County, Illinois, the following described lands lying, being and situated in Cook County, Illinois, described as follows, viz:

LOTS 1, 2, 3 AND 4 IN BLOCK 20 IN RAVENSWOOD SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions and restrictions of record, easements, zoning ordinances, real estate taxes for 1993 and subsequent years and special or other assessments not yet confirmed.

Common address: 1713 W. Sunnyside, Chicago, Illinois 60640

DEPT-01 RECORDING \$25.50
TRAN 9776 04/27/94 10:54:00
57449 + DW * -94-378699
COOK COUNTY RECORDER

Permanent Index Number: 14-18-222-012 and 14-18-222-013

TO HAVE AND TO HOLD UNTO THE SAID premises with the appurtenances upon the trusts and for the uses and purposes herein set forth unto Petru Lascau, George West Galis, Iacob Covaci, Paul Cornel Micula, and George Ardelean, as Trustees, and constituting the Local Board of Trustees of the Philadelphia Romanian Church of God of Chicago, in Cook County, Illinois, and to their successors in trust, and assigns forever, and subject alone to the following limitations:

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said Church presently located at 4115 N. Kedvale Avenue, Chicago, in Cook County, Illinois and to be relocated to 1713 W. Sunnyside, Chicago, in Cook County, Illinois.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said premises, or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision, or part thereof, and to re-subdivide 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

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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, in possession or reversion by leases to commence in praesenti 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 of time and to amend, change or modify leases and the terms and provisions thereof at any time 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 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, provided the proposition for any such actions shall first be presented to a regular or called conference of the said local church, presided over by the State Governor of the Church of God, or one whom he may appoint, and the project or action shall be approved by two-thirds of all members of the said local congregation present and voting.

If the local congregation at the place above described shall at any time cease to function or exist, then said trustees shall hold title to said real estate for the Church of God generally in the state where said real estate is located; and said Trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God in said state, which said State Board shall be authorized to either use said real estate, or the proceeds derived from the sale of same said State Board being authorized to sell and convey the said real estate at any time after title is vested in it, for the use and benefit of the church in that state generally; or the founding of another Church of God in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties, then the State Governor of the State in which said real estate is located, shall have the power to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title.

The limitations set forth herein are those appearing in the Minutes of the 49th General Assembly of the Church of God held at the Ellis Auditorium, Memphis, Tennessee, August 14-18, 1962.

And we do, for our heirs, executors and administrators, warrant to and covenant with the said **Petru Lascau, George West Galis, Iacob Covaci, Paul Corneli Micula, and George Ardelean**, as Trustees, and constituting the Local Board of Trustees of the Philadelphia Romanian Church of God at Chicago, in Cook County, Illinois, their successors in trust and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except those of record, and that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators, shall warrant and defend the same to the said **Petru Lascau, George West Galis, Iacob Covaci, Paul Corneli Micula, and George Ardelean**, Trustees, and constituting the Local Board of Trustees of the Philadelphia Romanian Church of God at Chicago, Illinois in Cook County, their successors in trust and assigns forever against the lawful claims of all persons. Grantors waive and release

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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 homestead for sale on execution or otherwise.

In no case shall any party dealing with said Trustees 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; 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 deed 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 trust agreement, (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 obligation of their predecessor in trust.

In witness whereof, Grantor has caused their duly appointed officers to set hereunto their hands and seals on this 21 day of March, 1994.

Illinois District Council of the Assemblies of God

By: Ernest J. Moen
Rev. Ernest J. Moen,
President

Attested by: C. Dale Edwards
Rev. C. Dale Edwards,
Secretary

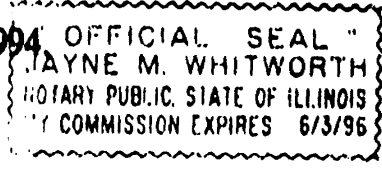
State of Illinois)
County of Macoupin.) ss

I, Wayne M. Whitworth, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Ernest J. Moen and C. Dale Edwards respectively President and Secretary of the Illinois District Council of the Assemblies of God, personally known to me to be the same persons whose names 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.

943781399

Given under my hand and notarial seal this 21 day of March, 1994

Wayne M. Whitworth
Notary Public



This instrument was prepared by Jeffrey L. Brand, 7243 North Western Ave., Chicago, IL 60645.

Mail to: Jeffrey L. Brand, 7243 North Western Ave., Chicago, IL 60645



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