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TRUSTEE'S DEED IN TRUST

MD 17 3200 3322 BP
THIS INDENTURE, made this 19th day of July, 1995, between MICHAEL MASI AS TRUSTEE OF THE MICHAEL MASI LIVING TRUST DATED 7/19/90 AND SUSANNE MASI AS TRUSTEE OF THE SUSANNE MASI LIVING TRUST DATED 7/19/90, grantors, and FIRST BANK & TRUST COMPANY OF ILLINOIS AS TRUSTEE U/T/N 10-1950 DTD 7/12/95, grantee,

95478518

DEPT-01 RECORDING \$25.50
T#0011 TRAN 7593 07/21/95 14:21:00
#7368 + RV #95-478518
COOK COUNTY RECORDER

WITNESSETH, That grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said trustees and of every other power and authority the grantors hereunto enabling, do hereby convey and quitclaim unto the grantees, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 26 IN SUBDIVISION OF LOT 1 IN BLOCK 2 IN HAMBLETON, WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PIN# 14-20-426-013-0000

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the Trust Agreement.

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Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 198 years, and to renew or extend leases upon 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 contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount

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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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 and by the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantors hereby expressly waive and release 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.

The grantors have signed this deed on July 19, 1995.

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IN WITNESS WHEREOF, the grantors, as trustee as aforesaid, hereunto sets their hand and seal the day and year first above written.

Michael Masi
MICHAEL MASI, as Trustee aforesaid

Susanne Masi
SUSANNE MASI, as Trustee aforesaid

THIS INSTRUMENT Prepared by:

HAL A. LIPSHUTZ
LEVIT AND LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

SEND SUBSEQUENT Tax Bills to:

Dubio Residential
1322 W. Huron #4F
CHICAGO, IL 60626

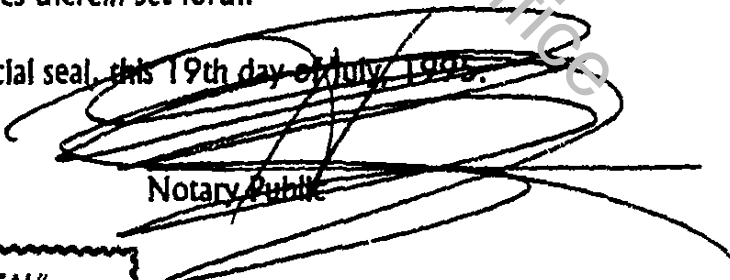
MAIL TO: Brad Kaplan
1 E. Wacker Drive, #3200
Chicago, IL 60601



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL MASI, as Trustee aforesaid and SUSANNE MASI, as Trustee aforesaid, is personally known to me to be the same persons whose name 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.

Given under my hand and official seal, this 19th day of July, 1995.


Notary Public

Commission expires:

"OFFICIAL SEAL"
HAL A. LIPSHUTZ
Notary Public, State of Illinois
My Commission Expires May 27, 1997

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