

Deed In Trust



THIS INDENTURE WITNESSETH That the Grantors, CHENG-FU KAO and MAY-FAY KAO, his wife,

of the County of Cook and State of Illinois for an in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant unto NBD BANK, an Illinois Banking Corporation,

DEPT-01 RECORDING \$23.00
T#0012 TRAN 5421 07/25/95 09:22:00
#1048 + JM #--95-482635
COOK COUNTY RECORDER

Recorder's Stamp

dated the 26th day of June 1995, known as Trust Number 53297-SK as Trustee under the provisions of a trust agreement the following described real estate in the County of Cook and State of Illinois, to wit

PARCEL 1: Lot 1 in the Subdivision of Lot 191 in Bronson's Addition to Chicago and the West 25 feet of Lot 192 in Bronson's Addition to Chicago in the Northeast Quarter (1/4) of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; and
PARCEL 2: The East 33.34 feet of the North 131 feet of that part of Lot 196 in Bronson's Addition to Chicago lying south of Granger Street in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 225 to 229 West Scott Street, Chicago, Illinois

Permanent Property Tax Identification Number s: 17-04-220-013; 17-04-220-014

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the 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 subdivide said premises, 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 lease, to commence in present or 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 for such other consideration 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 to 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 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 hereunder, (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 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

And the said grantor S 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

By Witness Whereof, the grantor S aforesaid ha VE hereunder set their hand S and seal S this 11TH day of July 1995

X Cheng-Fu Kao (Seal) May Fay Kao (Seal)

After resolution this instrument should be attached to

This instrument was prepared by

James L. Ferstel, Attorney at Law, 79 W. Monroe Street, Chicago, IL 60603

LARRY D. BERG 5301 W Dampster, Skokie IL 60077

