



Deed In Trust

UNOFFICIAL COPY

95482635

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 NBDBANK, an Illinois Banking Corporation,

DEPT-01 RECORDING \$23.00
T40012 TRAN 5421 07/25/95 09:22:00
\$1048 + JM #--95-482635
COOK COUNTY RECORDER

Recorder's Stamp

as Trustee under the provisions of a trust agreement
dated the 26th day of June 1995, known as Trust Number 53297-SK, 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
PACREL 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.

225 to 229 West Scott Street, Chicago, Illinois

Common Address:

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 or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to 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 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, notwithstanding 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 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 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 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 thereto 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.

In Witness Whereof, the grantor, S., at or said his place and thereunder set their hands and seal S.
this 11TH day of July 1995
Cheng-Fu Kao (Seal) *May Fay Kao* (Seal)

After recording this instrument should be returned to [redacted]

LARRY D. BERG
5301 W Dampster, Skokie IL 60077

This instrument was prepared by
James L. Ferstel, Attorney at Law,
79 W. Monroe Street, Chicago, IL 60603

NBFD 500-5 REV 12/91

BOX 333-CTI

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State of Illinois)
 ISS

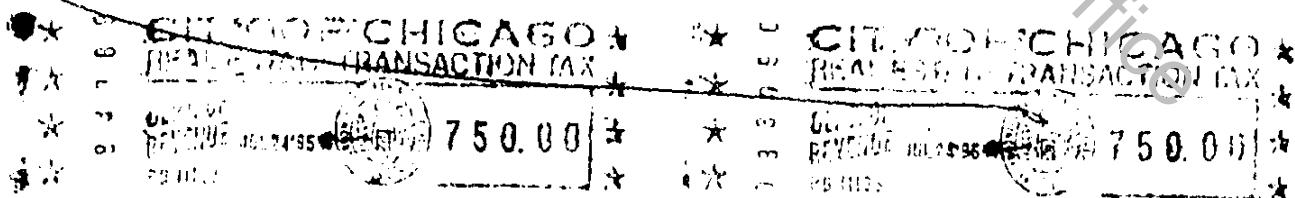
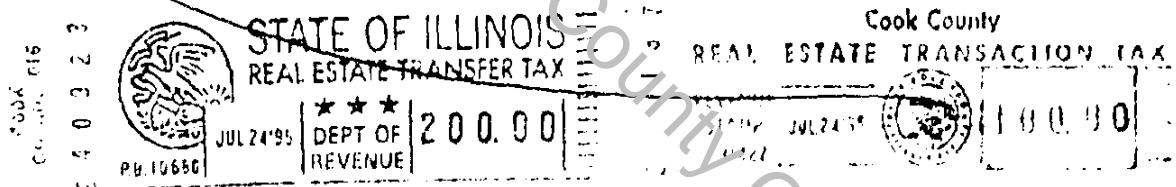
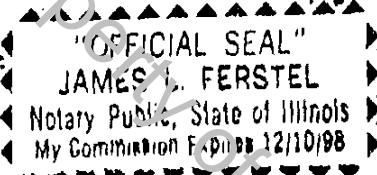
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHENG-FU KAO and MAY-FAY KAO, his wife,

personally known to me to be the same person as whose name is above, subscribed to the foregoing, appeared before me this day in person and acknowledged that they 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.

Given under my hand and notarial seal this 11th day of July AD 1995

James L. Ferstel
Notary Public



95482635

Send Tax Bills to:

