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9551180

WARRANTY DEED IN TRUST

Grantor, Vincent Fung as Trustee of the Vincent Fung Trust dated June 30, 1993, whose address is 922 W. Caylor, Chicago, Illinois for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt

and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to MICHAEL D. TUCKER, not individually, but as Trustee of the MICHAEL L. TUCKER TRUST DATED NOVEMBER 13, 1985 (the "Trust Agreement"), whose address is 3307 N. Oakley Avenue, Chicago, Illinois, all right, title and interest in and to the real estate situated in Cook County, Illinois (the "Property") legally described on EXHIBIT A attached hereto and made a part hereof;

TO HAVE AND HOLD the Property with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, the power and authority is hereby granted to the Trustee, with respect to the Property or any part thereof, to do any one or more of the following: (1) improve, manage, protect and subdivide the Property or vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; (2) contract to sell or convey the Property on any terms either with or without consideration; (3) grant options to purchase the Property; (4) convey the Property 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 the Trustee; (5) donate, dedicate, mortgage, pledge or otherwise encumber the Property; (6) operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; (7) lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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, (8) 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; (9) contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; (10) contract with respect to fixing the amount of present or future rentals; (11) partition or exchange the Property for other real or personal property; (12) grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property; (13) enter into contracts or other agreements containing provisions exculpting the Trustee from personal

. DEPT-01 RECORDING \$31.00
. T00012 TRAN 5598 08/03/95 10:55:00
. 46596 + JM *-95-511180
. COOK COUNTY RECORDER

15-59-914 DB 8/16/93

3/8

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BOX 333-CTI

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Property of Cook County Clerk's Office

95511180

PROPERTY OF CHIEF CLERK
COUNTY OF COOK
RECEIVED
AUG 1995

PROPERTY OF CHIEF CLERK
COUNTY OF COOK
RECEIVED
AUG 1995

Cook County
REAL ESTATE TRANSFER TAX
2005.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
281.00
DEPT OF REVENUE
AUG-1995

COOK
CLERK

UNOFFICIAL COPY

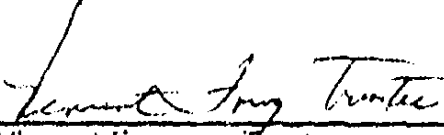
liability; and (14) deal with the Property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property 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 Property, or be obliged to see that the terms of the Trust Agreement 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. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, that (a) at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment, instrument or document, 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 their predecessors in trust.

If the title to the Property 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 "with limitation", or words of similar import, in accordance with the statute in such cases made and provided.

Grantor hereby expressly waives and releases 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 has hereunto set his/her hand and seal this 27 day of July, 1995.

 (SEAL)
Vincent Fung, as Trustee

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Vincent Fung, as Trustee of the Vincent Fung Trust dated June 30, 1993, personally known to me and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and as the voluntary act of said Trustee for the uses and purposes set forth therein.

Given under my hand and notarial seal this 27 day of July, 1995.

My commission expires
(SEAL)



[Signature]
Notary Public

95021150

This instrument was prepared by, and upon recording should be returned to:

Barbara Sadow Miller
Attorney at Law
925 Forestway Drive
Glencoe, Illinois 60022-1417

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EXHIBIT "A"

LEGAL DESCRIPTION FOR THE PROPERTY COMMONLY KNOWN AS

2519 W. Pensacola, Chicago, IL 60618

PARCEL 1:

LOT 56 IN SUBDIVISION OF LOT 6 IN PARTITION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 40 FEET OF THE EAST 200 FEET OF LOT "A" IN FLICKS SUBDIVISION OF PART OF LOTS 4, 5, 8 AND 9 LYING EAST OF EAST LINE OF TRACT CONVEYED TO SANITARY DISTRICT OF CHICAGO BY DEED RECORDED NOVEMBER 11, 1903 AS DOCUMENT NUMBER 3466716 IN BOOK 8533 PAGE 10 IN SUPERIOR COURT PARTITION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-15-403-012-200-13-13-403-012

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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

1. Changes must be kept in the space limitations shown
2. DO NOT use punctuation
3. Print in CAPITAL LETTERS with BLACK PEN ONLY
4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
 If you do not have enough room for your full name, just your last name will be adequate
 Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

13 - 13 - 403 - 012 - 0000

NAME

M I C H A E L L T U C K E R

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2519 W PENSACOLA AVE

CITY

CHICAGO

STATE:

IL

ZIP:

60618 -

95511180

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2519 W PENSACOLA AVE

CITY

CHICAGO

STATE:

IL

ZIP:

60618 -

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