

DEED IN TRUST

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THE GRANTORS (NAME AND ADDRESS)

JACK MANGURTEN and FAY MANGURTEN
7141 N. Kedzie - Unit 1211
Chicago, IL 60645

GET 1-01 RECORDED 107.00
15555 TRAM 5540 00/02/07 1555500
46233 + B.J. * - 95-1181-1181
COOK COUNTY RECORDER

95569710

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to HENRY MANGURTEN, DAVID MANGURTEN and ALAN MANGURTEN as Trustees, under the terms and provisions of a certain Trust Agreement, dated the 27th day of AUGUST, 1995, and designated as Trust No. 1, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 10-36-100-015-1181

Addressee(s) of Real Estate: 7141 N. Kedzie, Unit 1211, Chicago, IL 60645

TO HAVE AND TO HOLD said real estate and appurtenances hereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County a designee selected by a majority of the income beneficiaries is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor s hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 27th day of August 1995

Jack Mangurten (SEAL) *Fay Mangurten* (SEAL)
JACK MANGURTEN **FAY MANGURTEN**

(SEAL) (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for

"OFFICIAL SEAL"
STELLA RICHARDSON
Notary Public, State of Illinois
My Commission Expires Nov. 8, 1997

JACK MANGURTEN and FAY MANGURTEN 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 27th day of August 1995

Commission expires November 8 1997
Stella Richardson
NOTARY PUBLIC

This instrument was prepared by MORRIS G. DYNER, ESQ., FISCHEL & KAHN, LTD.
321 N. Clark St. - Suite 2250, Chicago, IL 60610

Legal Description

SEE ATTACHED

Exempt under Real Estate Transfer Tax Law 35 ILCS 2003
Subj 27 Tax 350-27 par.
Date 8/28/95 *Stella Richardson*

SEND SUBSEQUENT TAX BILLS TO

Jack & Fay Mangurten
7141 N. Kedzie - Unit 1211
Chicago, IL 60645

MAIL TO

(Name)

(Address)

(City, State and Zip)



OR RECORDER'S OFFICE BOX NO 345

95562741

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PARCEL 1:

UNIT NO. 1211 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PCL"): THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTH WEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.00 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.00 FEET, TO SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE, 26.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21906206 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY

ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT NUMBER 20520336 MADE BY WINSTON GARDENS INCORPORATED, A CORPORATION OF ILLINOIS, AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A NEVADA CORPORATION TO SONIA LAPIN, DATED JUNE 7, 1972 AND RECORDED JUNE 21, 1972 AS DOCUMENT 21946606 FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 30 FEET, AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF THE VACATED WEST LUNT AVENUE, LYING EAST OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE, LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTH EAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8-27, 1995 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said HOEN this 27th day of AUGUST, 1995.
Notary Public [Signature]

OFFICIAL SEAL
STELLA RICHARDSON
Notary Public, State of Illinois
My Commission Expires Nov. 8, 1997

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8-27, 1995 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 27th day of AUGUST, 1995.
Notary Public [Signature]

OFFICIAL SEAL
STELLA RICHARDSON
Notary Public, State of Illinois
My Commission Expires Nov. 8, 1997

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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