

UNOFFICIAL COPY

DEED IN TRUST

95571485

THE GRANTOR(S) FRANK A. KAM
a widower, not since remarried
and MARTIN E. KAM, married to
GRACE A. PARKER

of the County of Cook
and State of Illinois

for and in consideration of
TEN and NO/100 (\$10.00) Dollars,

and other good and valuable considerations
in hand paid, Convey and (WARRANT / QUIET ENJOYMENT)* unto

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 25th day of August, 1995,
and known as Trust Number LC-1000 (hereinafter referred to as "said trustee," regardless of the
number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the fol-
lowing described real estate in the County of Cook and State of Illinois, to wit:

Lot 21 In Block 3 In Gross Milwaukee Avenue Addition to Chicago, a
subdivision in Section 22, Township 40 North, Range 13 East of the
Third Principal Meridian.

PIN: 13-22-107-002-0000
Commonly known as 3821 N. Cicero Avenue, Chicago, IL 60641

This is non-homestead property as it applies to MARTIN E. KAM and
GRACE A. PARKER

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 are hereby granted to said trustee to improve, manage, protect and subdivide said
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 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 real 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 leases to commence in praesenti or in futuro, 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 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 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 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

(over)

DEPT-01 RECORDING \$25.00
T6666 TRAN 8875 08/29/95 12:11:00
#5032 LC *-95-571485
COOK COUNTY RECORDER

(Above Space for Recorder's Use Only)

Affix "Riders" or
Revenue Stamps
Here

EXEMPT UNDER PROVISION OF PARAGRAPH E
SECTION 4 REAL ESTATE TRANSFER ACT
8/26/95 X Frank A Kam
Date Seller/Buyer/Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 200--1 2B6 CHICAGO TRANSACTION TAX
8/26/95 X Martin E Kam
Date Seller/Buyer/Representative

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Prepared by: Dane H. Claven, President
Community Savings Bank
1801 W. Belmont Avenue
Chicago, IL 60641

DOCUMENT NUMBER

ADDRESS OF PROPERTY
3821 N. Cicero Avenue
Chicago, IL 60641
THE ABOVE ADDRESS FOR STATISTICAL PURPOSES ONLY
AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO
FRANK A. KAM
NAME
3821 N. Cicero Av., Chicago, IL
ADDRESS

MAILED TO MAIL RECORDED OFFICE BOX NO. BOX 331
Chicago, IL 60641-4330
4801 W. Belmont Ave.
COMMUNITY SAVINGS BANK
OFFICIAL SEAL
WARREN C. DULSKI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JULY 31, 1999

Commission expires July 31, 1999
Attorney at Law
WARREN C. DULSKI, 4108 N. Cicero Avenue, Chicago, IL 60641-1808
GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 25th day of August, 1995.

Personally known to me to be the same person as whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK A. KAM, a widower not since remarried, and MARTIN E. KAM, married to GRACE A. PARKER

MARTIN E. KAM (SEAL)
FRANK A. KAM (SEAL)
ss. Cook County of Illinois, County of Cook
FRANK A. KAM

day of August, 1995.
In Witness Whereof, the grantor aforesaid has hereunto set their hands and seals this 25th day of August, 1995.
And the said 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.
If the title to any of the above lands 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be 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.
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.
contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations under; (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.

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STATEMENT BY GRANTOR AND GRANTEE

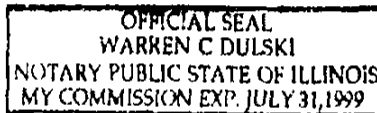
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate 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 August 25, 1995

Signature: Myrtle E. Kan
Grantor or Agent

Subscribed and sworn to before me
this 25th day of August, 1995.

Warren C. Dulski
Notary Public



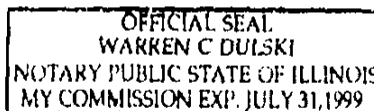
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 25, 1995

Signature: Frank G. Kan
Grantee or Agent

Subscribed and sworn to before me
this 25th day of August, 1995.

Warren C. Dulski
Notary Public



95571485

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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Property of Cook County Clerk's Office

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