

DEED IN TRUST

**UNOFFICIAL COPY**

95139663

COOK  
CO. NO. 012

236141

(ILLINOIS)

(The Above Space For Recorder's Use Only)

THE GRANTOR Urban Visions, Inc., an Illinois Corporation  
of the County of Cook and State of Illinois, for and in consideration  
of TEN and 00/100 Dollars,  
and other good and valuable considerations in hand paid, Conveys and (WARRANTS ~~QUIT CLAIM~~)  
unto Standard Bank and Trust Company 2400 W. 95th St. Evergreen Park, IL

(NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the 30th day of September,  
1994, and known as Trust Number 14582 (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 following described real estate  
in the County of Cook and State of Illinois, to wit:

Lots 55 and 56 in Block 2 in Odell's Subdivision of Blocks 1, 2, 3 and 4 in  
blocks 5 and 6 of Hitt's Subdivision of the Southeast 1/4 of Section 8,  
Township 37 North Range 14 East of the Third Principal Meridian  
P.I.# 25-08-410-028 Commonly Known as 10016 S. Carpenter, Chicago, IL

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. Subject to: covenants, easements and restrictions of record,  
1994 taxes and subsequent years and special taxes and assessments not yet due and  
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 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 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 98 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 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 the 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 thereof; (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 of 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.

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 limita-  
tions," or words of similar import, in accordance with the statute in such case made and provided.

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.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this  
day of \_\_\_\_\_, 19\_\_\_\_.

SEE REVERSE SIDE FOR SIGNATURES AND NOTARY

\_\_\_\_\_  
(SEAL) (SEAL)

\_\_\_\_\_  
(SEAL) (SEAL)  
State of Illinois, County of \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State afore-  
said, DO HEREBY CERTIFY that  
personally known to me to be the same person whose name \_\_\_\_\_ subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowledged  
that he 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.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Commission expires \_\_\_\_\_ 19\_\_\_\_

NOTARY PUBLIC

This instrument was prepared by Timothy H. Boyer 820 Church St. Evanston, IL 60201  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY

MAIL TO { Standard Bank and Trust Co.,  
(Name)  
2400 W. 95th St.,  
(Address)  
Evergreen Park, IL 60643  
(City, State and Zip)

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

BOX 333-CTI



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
FEB 27 '95  
REVENUE  
19.00

REAL ESTATE TRANSACTION TAX  
Cook County  
08.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
APR 10 '95  
REVENUE FEB 27 '95  
142.50



142.50

95139663  
DOCUMENT NUMBER

5378387554

UNOFFICIAL COPY

Deed in Trust

GEORGE E. COLE  
LEGAL FORMS

DEPT-01 RECORDING

140012 TRAN 2790 02/28/95 1214000  
42286 ÷ ER # - 95 - 139423  
COOK COUNTY RECORDER

TO

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this 15th day of February, 1995.

Urban Visions, Inc.

(NAME OF CORPORATION)

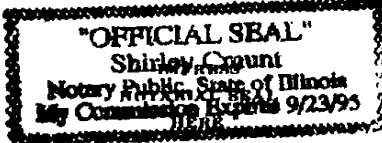
IMPRESS  
CORPORATE SEAL  
HERE

BY Jennifer Peters Vice President  
ATTEST: Timothy H. Boyer SECRETARY

AFFIX "RIDERS" OR

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jennifer Peters personally known to me to be the Vice President of the Urban Visions, Inc., an Illinois

corporation, and Timothy H. Boyer personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 15th day of February 1995

Commission expires Sept 23, 1995 Shirley Count  
NOTARY PUBLIC

DOCUMENT NUMBER

6996CT56