

UNOFFICIAL COPY

DEED IN TRUST

95205596

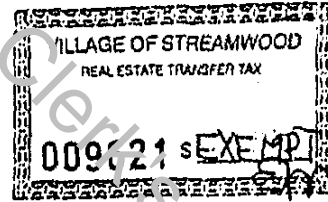
95205596

DEPT-01 RECORDING 177.50
 117777 TRAN 3113 03/27/95 15:05:00
 18/98 5 1541 2-125-205596
 COPY COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **AUGUST ZENKOWICH**, a single person
 of the County of **Cook** and State of **Illinois** for and in consideration
 of **TEN AND 00/100THS** Dollars (\$ **10.00**), in hand paid, and of other good
 and valuable considerations receipt of which is hereby duly acknowledged, Conveys **WARRANTS**
 into **AmericanMidwest Bank & Trust, 1600 West Lake Street, Melrose Park, Illinois 60160**, a corporation duly organized
 and existing as an Illinois Corporation under the laws of the United States of America, and duly authorized to accept and
 execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the
15th day of **February**, 95, and known as Trust
 Number **6567**, the following described real estate in the County of **Cook**
 and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION



95205596

This deed is prepared by: Gerald H. Cohen, 105 W. Madison St., #400, Chicago IL 60602

Real Estate Index No.: 06-24-113-058

Address of Real Estate: 109 East Avenue, Streamwood, Illinois 60107

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate of 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, or pledge, or otherwise encumber the real estate, or any part thereof; to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or 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 99 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

MAIL DEED TO:

AMERICANMIDWEST BANK & TRUST

1600 West Lake Street Melrose Park, Illinois 60160

Form # 1010 Reorder from Illiana Financial, Inc.

27⁵⁰ A

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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 real estate 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 easement appurtenant to said real estate and any part thereof, and to deal with the title to said real estate 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, or any successor in trust, in relation to said real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or to be obliged or privileged to inquire into any or the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including Registrar of Titles of said county) 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither AmericanMidwest Bank & Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into in the name of the then beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except, only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charge with notice of this condition from the time of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in earnings, avails and proceeds arising from the sale, mortgage or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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, the intention hereof being to vest in said AmericanMidwest Bank & Trust the entire legal and equitable title in free simple, in and to all of the real estate above described.

If the title to any of the tis real estate 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, and said trust shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the truth.

And the said grantor _____ 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 _____ aforesaid ha^s hereunto set _____ his _____ hand _____ and seal _____ this _____ 15th _____ day of _____ February _____ 1995 _____

(SEAL)
(SEAL)

AUGUST ZENKOWICH (SEAL)
AUGUST ZENKOWICH (SEAL)

STATE OF ILLINOIS

COUNTY OF COOK

} SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that AUGUST ZENKOWICH, a single person

personally known to me to be the same person _____, whose name is _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he _____ signed, sealed and delivered the said instrument as his _____ 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 15th day of February _____ 1995

Notary Public, State of Illinois
My Commission Expires 4/1/98

AUGUST ZENKOWICH
Notary Public

3520555

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LEGAL DESCRIPTION

THAT PART OF LOT 18 IN BLOCK 4 IN STREAMWOOD GREEN UNIT TWO-C BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1983 AS DOCUMENT 26581327, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, THENCE SOUTH 77 DEGREES 25 MINUTES 48 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 18, A DISTANCE OF 124.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, THENCE SOUTH 14 DEGREES 52 MINUTES 58 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 18, A DISTANCE OF 34.06, THENCE NORTH 87 DEGREES 10 MINUTES 35 SECONDS WEST, A DISTANCE OF 136.61 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 18, WHICH IS 53.65 FEET (ARC DISTANCE), SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTHERLY ALONG SAID WESTERLY LINE, BEING AN ARC OF A CIRCLE, HAVING A RADIUS OF 360 FEET BEING CONVEX TO THE WEST, THE CHORD THEREOF HAVING A BEARING OF NORTH 7 DEGREES 05 MINUTES 33 SECONDS EAST AND A LENGTH OF 53.60 FEET, AN ARC DISTANCE OF 53.65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject To: General real estate taxes not yet due or payable; covenants, conditions and restrictions of record, building lines and easements.



J. Cohen
185 W. Madison # 400
Chgo, IL 60602

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

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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.

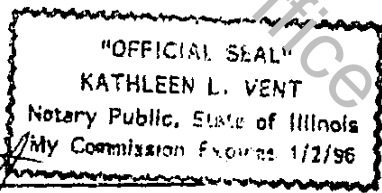
Dated 2-15-95 Signature: August Zerkowich
Grantor or Agent

Subscribed and sworn to before me by me the said August Zerkowich this 15 day of February, 1995.
Notary Public Kathleen L. Vent

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 title to real estate under the laws of the State of Illinois.

Dated 2-15-95 Signature: Kathleen L. Vent
~~Grantor or Agent~~

Subscribed and sworn to before me by me the said Kathleen L. Vent this 15 day of February, 1995.
Notary Public Kathleen L. Vent



95205035

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 the 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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