

# UNOFFICIAL COPY

## DEED IN TRUST WARRANTY DEED

96503878

DEFT-01 RECORDING \$25.50  
145555 TRAN 6813 07/01/96 11:45:00  
48598 = JJ # - 96 - 503878  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

This Indenture Witnesseth, THAT THE GRANTOR DAVID C. YAU-single person and MORRIS MOON WU CHOW AKA MORRIS MOON WO CHOW-a married person

of the County of Cook and State of Illinois for and in consideration of TEN and No / 100 Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the RIVER FOREST STATE BANK AND TRUST COMPANY 7727 Lake Street, River Forest, Illinois 60305 a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 30th day of May, 1996, known as Trust Number 4223, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 39 IN BLOCK 1 IN LONE PARK ADDITION TO LAKE VIEW A SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.

5/20/96  
Date Buyer, Seller or Representative

Commonly Known as: 3542 N. Southport, Chicago, IL 60657

PIN # 14-20-303-019

**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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises of any part thereof, to dedicate parks, streets, highways or alleys and 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, power 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.

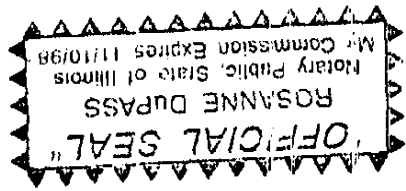
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on 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

825.50  
SMAA

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(BOX 426)

## Deed in Trust WARRANTY DEED



TO

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
TRUSTEE

River Forest, IL 60305  
7727 Lake Street  
River Forest State Bank

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
7727 W. LAKE STREET  
RIVER FOREST, ILLINOIS 60305

Chicago IL 60657  
3542 N. Southport  
David Yan

MacCloskey Png. (800) 732-2044

PRINTED

MAIL DEED TO:

Notary Public

*Rosanne Dupass*  
Notary Public

GIVEN under my hand and Notarial Seal this 3rd day of June, 1996, of the right of homestead.

free and voluntary act, for the uses and purposes therein set forth, including the release and waiver

that they signed, sealed and delivered the said instrument as their

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged

personally known to me to be the same persons whose name is

Morris Moon Wu Chow

HEREBY CERTIFY, that David C. Yan and Morris Moon Wu Chow AKA

I, the undersigned, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

*David C. Yan*  
David C. Yan (SEAL)  
*Morris Moon Wu Chow*  
Morris Moon Wu Chow (SEAL)  
*Morris Moon Wu Chow*  
Morris Moon Wu Chow (SEAL)  
*Morris Moon Wu Chow*  
Morris Moon Wu Chow (SEAL)

In Witness Whereof, the grantor(s) aforesaid s herunto set s hand and seals this 30th day of May, 1996.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

words of similar import, in accordance with the statute in such case made and provided.

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

but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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,

predecessor in trust.

properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their

instrument and (d) if the conveyance is made to a successor successors in trust, that such successor or successors in trust have been

that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, release, mortgage or other

contained in this indenture and in said agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (c)

and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations

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

estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other

said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real

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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 May 30, 1996

Signature: [Handwritten Signature]  
Grantor/Agent/Representative

Subscribed and sworn to before me by  
the said \_\_\_\_\_ this  
30 day of May, 1996



Notary Public [Handwritten Signature]

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 May 30 1996  
River Forest State Bank & Trust Co, as Trustee, eta 4223 & not Personally  
Signature [Handwritten Signature]

Grantee/Agent/Representative  
Trust Officer

Subscribed and sworn to before me by  
the said \_\_\_\_\_ this  
30th day of May, 1996



Notary Public [Handwritten Signature]

**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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Property of Cook County Clerk's Office

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