

96684590

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

Urban Visions, Inc.
820 Church St., Ste. 200
Evanston, IL 60201

RECORDING FEE \$20.00
SEARCH FEE \$132.00
TOTAL \$152.00
JUL 24 1996
DEED COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City of Evanston County of Cook, and State of Illinois, in consideration of the sum of ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to LaSalle National Trust, N.A. as Trustee, under the terms and provisions of a certain Trust Agreement dated the 30th day of August, 1996, and designated as Trust No. 120369, 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): 32-16-100-021-0000

1st AMERICAN TITLE order # 00911603

Address(es) of Real Estate: 201 S. Halsted St., Chicago Heights, IL

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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 renewals shall not exceed a single term of 199 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.

Handwritten initials/signature

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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 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 ___ hereby waive s___ and release s___ 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.

Urban Visions, Inc.

DATED this 5th day of September 1996

By: Jennifer Peters (SEAL) _____ (SEAL)

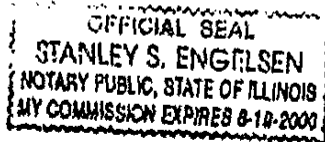
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Jennifer Peters
Its Vice President

Attest: Jeff Tutt (SEAL) _____ (SEAL)

Jeff Tutt
Its Assistant Secretary

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



personally known to me to be the same person s___ whose names___ 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 5th day of September 1996

Commission expires June 19, 2000

Stanley S. Engelsen
NOTARY PUBLIC

NOTARY PUBLIC

This instrument was prepared by Brian A. Burak, 820 Church St, Ste, 200, Evanston, IL 60201
(NAME AND ADDRESS)

Parcel 1:

Legal Description

Lots 1 to 19 inclusive in Block 83 in Percy Wilson's Eastgate Addition to Arterial Hill Subdivision in the West Half of Section 16, Township 35 North, Range 14 East of the Third Principal Meridian in Cook County, IL.

Parcel 2:

The vacated alley lying East of and adjoining Lots 1 to 5, West of and adjoining Lot 19, North of and adjoining Lots 6,7,8 and 17 and Westerly of and adjoining Lots 9 to 16, inclusive, in Block 83 in Percy Wilson's Eastgate Addition to Arterial Hill Subdivision aforesaid, all in Cook County, Illinois.

see attached for "subject to..."

SEND SUBSEQUENT TAX BILLS TO:

McBride Real Estate
(Name)
370 W. Madison # 400
(Address)
Chicago IL 60601
(City, State and Zip)
Attn Tony Prince

John A. Conroy
(Name)
2005 Roberts Ln
(Address)
Franklin Park IL 60130
(City, State and Zip)

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MAIL TO:

OR

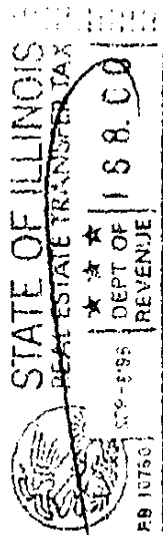
RECORDER'S OFFICE BOX NO. _____

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Subject to: private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies, if any; special taxes or assessments for improvements not yet completed, if any; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; any matters that would be disclosed by survey or environmental inspection; building, zoning, and health code violations, if any; rights of all parties claiming under or through the grantees or their agents, and to General Taxes for the year 1995 and subsequent years.

Property of Cook County Clerk's Office

CITY OF CHICAGO
MRTS. TRANSFER TAX 52 DOLS 00 CTS



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