

UNOFFICIAL COPY

96932330

DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT
 THE GRANTORS Steven L. Sachnoff,
 Jill A. Sachnoff and Perry S. Goldberg
 of the County of Cook and State
 of Illinois, for and in
 consideration of the sum of Ten Dollars (\$10.00) in
 hand paid, and of other good and valuable
 considerations, receipt of which is hereby duly
 acknowledged, convey and **WARRANT** unto
**AMERICAN NATIONAL BANK AND TRUST
 COMPANY OF CHICAGO**, a National Banking
 Association whose address is
 33 N. LaSalle St., Chicago, Illinois, as Trustee under
 the provisions of a certain Trust Agreement dated
 the 1st day of December, 1996
 the following described real estate situated in Cook

DEPT-01 RECORDING \$29.50
 T#7777 TRAN 3604 12/10/96 12:10:00
 44914 RH # -96-932330
 COOK COUNTY RECORDER

F	2930	(A)
F	2930	

(Reserved for Recorders Use Only)

and known as Trust Number 122316-01
 County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 3514 N. Wilton, Chicago, Illinois 60657

Property Index Number 14-20-404-035-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE ATTACHED PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal, this day and year first above written.

Steven L. Sachnoff (SEAL) Perry Goldberg (SEAL)
Jill A. Sachnoff (SEAL) 96932330 (SEAL)

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
 COUNTY OF COOK) PERRY GOLDBERG, 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 (s)he signed, sealed and delivered of said instrument as a 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 seal, dated Nov. 27 1996

Michael Elman
 NOTARY PUBLIC

Prepared By: Michael Elman, 100 N. LaSalle St., 24th Flr., Chicago, IL 60602

MAIL TO: American National Bank and Trust Company of Chicago
 Box 221

To: Michael B. Elman
 100 N. LaSalle - 2400
 Chicago, IL 60602

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 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 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 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 or easement appurtenant to said real estate or any part thereof, and to deal with 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 said 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 to the application of any purchase money, rent or money borrowed or advanced on said real estate, or 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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the 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 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 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 American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected 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 or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about 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 by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, 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 charged with notice of this condition from the date 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 the earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above 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.

REV: 1996

EXEMPT UNDER PROVISIONS OF PARAGRAPH F
SECTION 4, REAL ESTATE TRANSFER TAX ACT

12-10-96

DATE

Michael B. Elman

BUYER, SELLER OR REP

96932330

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Legal Description

(CEPT THE SOUTH 10 FEET AND THE WEST 50 FEET) AND LOT 31
E WEST 50 FEET THEREOF) IN BLOCK 1 IN CANNELL'S SHEFFIELD
ITION IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40
NGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
LLINOIS

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COMM. #1078102
Notary Public-Calendar
Santa Cruz County
My Comm. Exp. Nov. 19, 1999

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

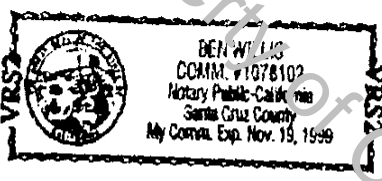
State of CALIFORNIA

County of SANTA CRUZ

On November 19, 1999 before me, Ben Willis NOTARY PUBLIC
DATE

personally appeared Steven L. Schnoff and Jill A. Schnoff
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/they executed the same in ~~his~~/their authorized capacity(ies), and that by ~~his~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ben Willis
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____
- _____
- _____

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES):

_____ SIGNER(S) OTHER THAN NAMED ABOVE

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EXEMPT AND ABL TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 Dec 9, 1996

[Signature]
GRANTOR OR AGENT

STATE OF ILLINOIS)
COUNTY OF COOK)

Subscribed and sworn to before me this 9th day of December, 1996.

My commission expires: March 12, 1997

[Signature]
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 Dec 9, 1996

[Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)
COUNTY OF COOK)

Subscribed and sworn to before me this 9th day of December, 1996.

My commission expires: March 12, 1997

[Signature]
Notary Public

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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABL to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]

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