

# UNOFFICIAL COPY

## DEED IN TRUST

96939263

CH335717 2 of 5

THE GRANTOR, MODERN RENTAL PROPERTIES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said Corporation CONVEYS AND WARRANTS to SUBURBAN BANK AND TRUST COMPANY, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 5th day of November, 1996, and known as Trust Number 1142 (hereinafter referred to as "said trustee,") and unto all and every successor or successors in trust under said Trust Agreement, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

DEPT-01 RECORDING \$27.50  
 T#2222 TRAN 9904 12/12/96 16:17:00  
 #3524 #KB \*-96-939263  
 COOK COUNTY RECORDER

96939263

The South 40 Feet of Lot 2, all of Lot 3 and the North 12.7 Feet of Lot 4 in Block 4 in North Shore Boulevard Subdivision of the East 1/2 of the Southwest 1/4 of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian, (except the South 30 Acres) in Cook County, Illinois.

Permanent Real Estate Index Number: 11-32-307-028

Address of Real Estate: 6720 North Sheridan Road, Chicago, Illinois 60626

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

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 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 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 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

TICOR TITLE INSURANCE

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Property of Cook County Clerk's Office

★ 5  
★ 2  
★ 3  
★ 5  
★ 1  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
REVENUE  
DEC 12 '96  
ISSUES

~~250.80~~  
\$ 10,987.50 ml

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
DEC 12 '96  
732.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 12 '96  
DEPT OF REVENUE  
732.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 12 '96  
DEPT OF REVENUE  
732.50

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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 thereunder; (c) that said trustee was duly authorized and empowered to execute and delivery 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.

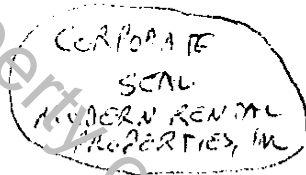
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the said or other disposition or said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

IN WITNESS WHEREOF, THE GRANTOR aforesaid has caused its corporate seal to hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 14 day of November, 1996.

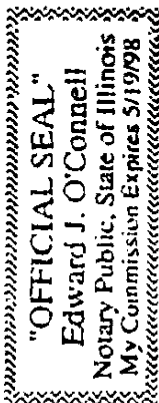
MODERN RENTAL PROPERTIES, INC.

By: Khalid Hussain  
President

Attest: Khalid Hussain  
Secretary



STATE OF ILLINOIS }  
COUNTY OF COOK } §§



I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Khalid Hussain, personally known to me to be the President of MODERN RENTAL PROPERTIES INC., a corporation, and Khalid Hussain, 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 acknowledged that as such President and Secretary, they signed and delivered the said instrument 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 seal this 14 day of November, 1996.

Commission expires: May 19, 1998.

Edward J. O'Connell  
NOTARY PUBLIC

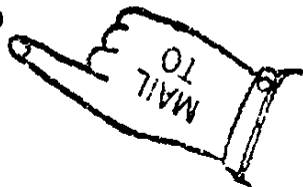
This instrument was prepared by: Edward J. O'Connell, Esq., 312 W. Randolph, #200, Chicago, IL. 60606

MAIL TO:

SUBURBAN BANK & TRUST COMPANY  
150 BUTTERFIELD ROAD  
ELMHURST, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

SOUTH SUBURBAN BANK & TRUST COMPANY  
150 BUTTERFIELD ROAD  
ELMHURST, IL 60126



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**MAP SYSTEM**

20606

# CHANGE OF INFORMATION FORM

## INFORMATION TO BE CHANGED

LAST NAME:

BANK & TRUST COMPANY

FIRST NAME:

SOUTH

MIDDLE:

SUBURBAN

PIN:

11 - 32 - 307 - 028 - 0000

## PROPERTY ADDRESS:

STREET NUMBER    STREET NAME - APT

6720 - N SHERIDAN RD

CITY:

CHICAGO

STATE:

ZIP:

IL    60626 -

## MAILING ADDRESS

STREET NUMBER    STREET NAME - APT

150 - BUTTERFIELD RD

CITY:

ELMHURST

STATE:

ZIP:

IL    60126 -

DEC 11 1996  
COOK COUNTY TREASURER

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