

# UNOFFICIAL COPY

DEED IN TRUST

96124302

Form 16-9

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

George Simic, divorced and not since remarried

of the County of Cook and State of Illinois  
and Ten Dollars

for and in consideration  
Dollars, and other good

and valuable considerations in hand paid, Conveys and Quit Claims unto  
ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 29th day of November 1994, known as Trust Number 11-5072, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 51 in Flick's Subdivision of that part of Lots 4, 5, 8, and 9 lying East of the East line of the tract conveyed to the Sanitary District of Chicago by Deed recorded November 11, 1903 as Document 346671 in Book 8533, Page 10 in Superior Court Partition of the North half of the South East quarter of Section 13, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

PIN: 13-13-405-034

COMMONLY KNOWN AS: 2522 W Hutchinson, Chicago, IL 60618

F	2500	A
P	22	P
T	4700	V
1	1000	

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 or 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, 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, on lease or on reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 leases 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 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 could 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, sale 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was fully 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 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, profits 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, such, but only an interest in the earnings, profits and proceeds thereof as aforesaid.

If the title in any of the above lands 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 the said grantor hereby expressly waives, and releases 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 has hereunto set his hand and seal this 16th day of January, 1996.

(Seal) George Simic (Seal)  
(Seal) \_\_\_\_\_ (Seal)

State of IL )  
County of Cook ) ss I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that George Simic

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 \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 16th day of January, 1996.

96/01/19  
NOTARY PUBLIC

James Wagner  
Notary Public

ALBANY BANK AND TRUST COMPANY N.A.  
BOX 35

For information only insert street address of above described property.

This transaction is exempt under Section 4 of the Illinois Real Estate Transfer Tax Act.  
Date \_\_\_\_\_  
Payer, Seller or Representative \_\_\_\_\_

This space for affixing Return and Revenue Stamp

96124302

Document Number

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-10 PENALTY

\$22.00

COOK COUNTY RECORDER

#5380 # JJ \*-96-1243

145555 TRAN 7732 02/15/96 13:33

DEPT-01 RECORDING

96021006

96021006

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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 Feb 13, 1996

Signature:

*Michael B. [Signature]*

Grantor or Agent

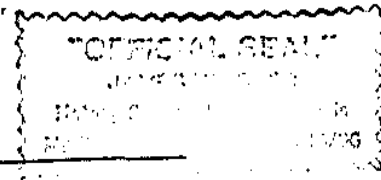
Subscribed and sworn to before me by the said

this 13 day of Feb

19 96.

Notary Public

*James Wagner*



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 Feb 13, 1996

Signature:

*Michael B. [Signature]*

Grantee or Agent

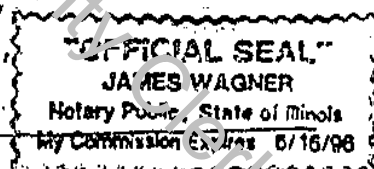
Subscribed and sworn to before me by the said

this 13 day of Feb

19 96.

Notary Public

*James Wagner*



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.)

30-21012

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