

# UNOFFICIAL COPY

DEED IN TRUST  
(WARRANTY)

98233797

DEPT-01 RECORDING \$25.00  
TADD12 TRAN 9832 03/27/96 14:50:00  
48655 CG \*96-233797  
COOK COUNTY RECORDER

1600 317 L (1)

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor, **UNIVERSAL PRESTIGE ENTERPRISES, INC.**, an Illinois Corporation, 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 S and Warrant S unto Bank of Chicago, an Illinois banking corporation of 6353 W. 55th Street, Chicago, Illinois, 60638, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 6th day of March, 19 96, and known as Trust Number 96-2-9, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 24 in Burlington Subdivision, Being a Subdivision of Lots 4, 5 and 6 in block 5, Lot 4, 5 and 6 in Block 6 in the South Half of Block 14, Lots 4, 5, and 6 in Block 15 Lots 4, 5 and 6 in Block 22 and Lot 4, 5 and 6 in Block 23, all in Crawford's Subdivision of that part of the Northeast 1/4 of Section 27, Township 39 North, Range 13, East of the third Principal Meridian, which lies South of the Chicago, Burlington and Quincy Railroad, in Cook County Illinois.

25 4/18

PIN: 16-27-234-019

4130 W. 76th St

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.

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof to dedicate parks, streets, highways or alleys and 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 the present or in the future, 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 thereafter, 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, until the expiration of the term of the ways above specified, at any time or times hereafter.

BOX 333-611

98233797

This document has been filed in accordance with the requirements of the Illinois Trusts and Trustees Act, Chapter 110, Illinois Compiled Statutes (605 CS110). It is hereby certified that this document is a true and correct copy of the original as filed in the Cook County Recorder's Office on 03/27/96 at 14:50:00.

# UNOFFICIAL COPY

In no case shall any instrument executed by said Trustee, or any successor in trust, in connection with 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 the trust property 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 trust property 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 trust created by this Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is 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 the Grantee, neither 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 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 in (as) 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, profits and proceeds arising from the sale or any other disposition of the trust property, 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 trust property or such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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, 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, or execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 22 day of March 1996

*[Signature]* (SEAL)  
 Universal Prestige Enterprises, Inc., by Julio Collins, President (SEAL)

98233797

STATE OF \_\_\_\_\_ } SS I, Eva Solis Suarez a Notary Public in and for said County in the State aforesaid, do hereby certify that \_\_\_\_\_

COUNTY OF \_\_\_\_\_



My Commission Expires

MARCH 17, 1998

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 22 day of March 1996

*[Signature]*  
 Notary Public

Document Prepared By mail  
 James J. Roche and Associates  
 647 N. Dearborn St.  
 Chicago, IL 60610

Address of Property  
 4150 W. 26th St.  
 Chicago, IL 60606

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

Dated Mar 22, 19 96 Signature: [Signature]  
Grantor or Agent

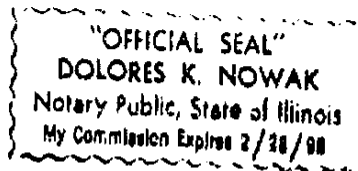
Subscribed and sworn to before me by the

said \_\_\_\_\_

this 22 day of March

19 96.

Dolores K. Nowak  
Notary Public



MAR 27 1996

MAR 27 1996

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 April 22, 19 96 Signature: [Signature]  
Grantee or Agent

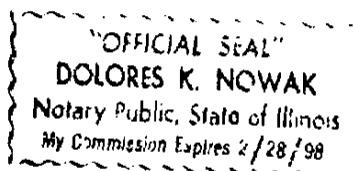
Subscribed and sworn to before me by the

said \_\_\_\_\_

this 22 day of March

19 96.

Dolores K. Nowak  
Notary Public



66-33797

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office