

UNOFFICIAL COPY

DEED IN TRUST - WARRANTY

96382171

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, STELLA SVISTUNOV A SINGLE PERSON 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

SEPT-01 RECORDING 29.50
140009 TRAN 2627 05/21/96 09:30:00
46903 + SK *-96-382171
COOK COUNTY RECORDER

(Reserved for Recorder Use Only)

33 N. LaSalle St., Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement dated the _____ day of _____ the following described real estate situated in Cook County, Illinois, to wit:

and known as Trust Number 53418-SK

(285904) REITITLE SERVICE, INC. RS-1642

SEE ATTACHED LEGAL DESCRIPTION Deereg# 92625876

2950

Commonly Known As 3925 Triumvera, Unit #3E, Glenview, IL 60025

96382171

Property Index Number 04-32-402-027-1011

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, the day and year first above written.

DATED THIS 28th day of March, 1996.

x Stella Svistunov (SEAL) I hereby declare that the attached does represents a transaction exempt under (SEAL) provisions of Paragraph 2 Section (SEAL) 4 of the Real Estate Transfer Act

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify COUNTY OF COOK) STELLA SVISTUNOV, A SINGLE PERSON, 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 this 28th day of March, 1996.

Prepared By: Berg & Berg Attorneys
5301 W. Dempster, Ste. 200
Skokie, IL 60077

NOTARY PUBLIC
"OFFICIAL SEAL"
LARRY D. BERG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/3/96

MAIL TO: Berg & Berg Attorneys Box 221
5301 W. Dempster, Ste. 200
SKOKIE, IL 60077

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
SKOKIE OFFICE
LAND TRUST DEPARTMENT
8001 LINCOLN AVENUE
SKOKIE, IL 60077

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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 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 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," "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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Property Address: 3925 Triumvera, Unit 3E, Glenview, IL 60025

P.I.N.: 04-32-402-027-1011

LEGAL DESCRIPTION:

ITEM 1. UNIT A3E AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 15TH DAY OF AUGUST, 1974 AS DOCUMENT NUMBER 2768757.

ITEM 2. AN UNDIVIDED .94% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: IN AND TO THE FOLLOWING DESCRIBED PREMISES LYING BELOW THE ELEVATION OF 732.67 FEET: A PARCEL OF LAND IN THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 32 WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS ESTABLISHED BY DOCUMENT NO. 2492593; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE, SOUTHEASTERLY 383.06 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 32, 345.06 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 33.16 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL TO AFORESAID NORTH LINE, 111.04 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 12.40 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS A COUNTER-CLOCKWISE ANGLE OF 120 DEGREES WITH THE LAST DESCRIBED LINE; 12.40 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 111.02 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 12.30 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS A COUNTER-CLOCKWISE ANGLE OF 120 DEGREES WITH THE LAST DESCRIBED LINE, 12.48 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS A COUNTER-CLOCKWISE ANGLE OF 120 DEGREES WITH THE LAST DESCRIBED LINE, 12.48 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 111.03 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 12.40 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS A COUNTER-CLOCKWISE ANGLE OF 120 DEGREES WITH THE LAST DESCRIBED LINE, 12.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED PERCENTAGE OF INTEREST IN AND TO GARAGE AREA DESCRIBED IN EXHIBIT B AND DELINEATED ON SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AS EXHIBIT C REGISTERED AS DOCUMENT NUMBER 2768757, WHICH SAID GARAGE AREA IS INCLUDED IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT.

IN AND TO THE FOLLOWING DESCRIBED PREMISES LYING BELOW THE ELEVATION OF 663.51 FEET: A PARCEL OF LAND IN THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD

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PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 32 WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS ESTABLISHED BY DOCUMENT NO. 2492593; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE, SOUTHEASTERLY 383.06 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 32, 467.39 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 52.04 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL TO AFORESAID NORTH LINE, 177.91 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS A CLOCKWISE ANGLE OF 120 DEGREES WITH THE LAST DESCRIBED LINE, 137.73 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 36.07 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 13.12 FEET; THENCE EASTERLY PARALLEL TO AFORESAID NORTH LINE, 239.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS A COUNTER-CLOCKWISE ANGLE OF 120 DEGREES WITH THE LAST DESCRIBED LINE, 13.41 FEET; THENCE NORTHEASTERLY ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 36.09 FEET; THENCE NORTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 137.90 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NO.: 04-12-402-027-1011

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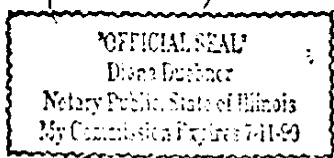
STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 3/22, 1996

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grant this 28 day of March, 1996
Notary Public Diana Duebner

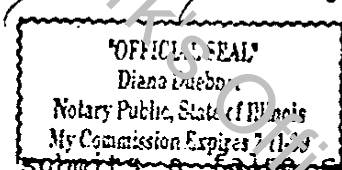


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/22, 1996

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 28 day of March, 1996
Notary Public Diana Duebner



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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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