

# UNOFFICIAL COPY

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DEPT OF RECORDING

877.0

RECORD FROM 07/27/97 13:21:00

415023 REC # 97 0729 439

COOK COUNTY RECORDS

21102 7621395

The above space for recorder's use only

**This Indenture Witnesseth, That the Grantor** GDH Investments, L.L.C., an Illinois limited liability company of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the **FIRST BANK AND TRUST COMPANY OF ILLINOIS**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 12th day of September 19 97, known as Trust Number 10-2144, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 4 IN WINSTON'S SUBDIVISION OF BLOCK 7 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

RECORDED HEREIN

9/15/97  
Date

*Jay Lewis*

9/15/97  
DATE

*Jay Lewis*  
SIGNATURE

Permanent Real Estate Index No. 14-32-424-023-0000

This transaction is exempt under the provisions of: Municipal Code 3-33-070, Section E; and Chapter \_\_\_\_\_, Section 7(E) of the Real Estate Transfer Act

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... shall be subject to the said provisions with the appurtenances upon the trusts and for the uses and purposes herein 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 and 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 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 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 the 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 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, and (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 sale or other dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title of 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.

If the title to any of the above lands is now or hereafter registered with 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 \_\_\_\_\_ its \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this 18th day of September 19 97

\_\_\_\_\_  
(SEAL) X [Signature] (SEAL)  
\_\_\_\_\_  
(SEAL) GDH Investments, L.L.C., by Garo Khodamyan,  
as President of the Manager, GK Development, I

The following is for informational purposes only and is not a part of this deed.

Mail Trust Department  
Recorded Trust Bank & Trust Company of Illinois  
Deed 300 E. Northwest Highway  
To Palatine, Illinois 60067

ADDRESS OF PROPERTY:  
938 W. North Avenue; Chicago, Ill.

SEND SUBSEQUENT TAX BILLS TO: G.K. Dev  
[Signature]  
(Name)  
Chgo, Ill  
(Address)

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STATE OF ILLINOIS  
COUNTY OF COOK } SS.

I, Sharon L. Collier a Notary  
Public in and for said County, in the State aforesaid, do hereby certify that  
Garo Kholamian, President of GK Development, Inc.,  
Manager of GHI Investments, L.L.C.

personally known to me to be the same person \_\_\_\_\_ whose name is \_\_\_\_\_  
subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that he signed, sealed and delivered the said instrument  
as his free and voluntary act, for the uses and purposes therein set forth,  
including the release and waiver of the right homestead.

Given under my hand and notarial seal this 18th day of  
September A.D. 19 97

Sharon L. Collier  
Notary Public.

"OFFICIAL SEAL"  
SHARON L. COLLIER  
Notary Public, State of Illinois  
My Commission Expires 4/3/01

Property of Cook County Clerk's Office

97699439

TRUST NO. \_\_\_\_\_

## Deed In Trust WARRANTY DEED

TO  
First Bank and Trust Company of Illinois  
Palatine, Illinois  
TRUSTEE

# First Bank

First Bank and Trust Company of Illinois  
Palatine, Illinois 60067  
(708) 358-6262

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## STATEMENT BY GRANOR AND GRANTEE

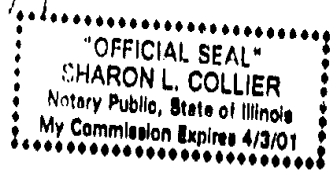
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Sept 19, 1997 Signature: \_\_\_\_\_

*John L...*  
Grantor or Agent

Subscribed and sworn to before me by the said John L... this 19 day of Sept, 1997.

Notary Public Sharon L. Collier



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 Sept 19, 1997 Signature: \_\_\_\_\_

*John L...*  
Grantee or Agent

Subscribed and sworn to before me by the said John L... this 19 day of Sept, 1997.

Notary Public Sharon L. Collier



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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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