

DEED IN TRUST
WARRANTY DEED

The above space for recorder's use only

THIS INDENTURE WITNESSETH that the Grantor, VENICE & ASSOCIATES, an Illinois Corporation
of the County of COOK and State of ILLINOIS, for and in consideration of
Five Dollars, and other good and valu-
able considerations in hand paid, CONVEY 5 AND WARRANT 5 unto AUSTIN BANK OF
CHICAGO, an Illinois banking corporation, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated
the 5th day of December 19 97, known as Trust Number
7323, the following described real estate in the County of COOK and
State of Illinois, to-wit:

LOT 11 IN BLOCK 4 IN AUSTIN'S SUBDIVISION OF THE EAST 1/2 OF THE THE
NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

Exempt from Real Estate Transfer Tax Act Sec. 4
Par. 2 & Cook County Ord. 95104 Par. E

16-08-2008

Sign. [Signature]

PERMANENT INDEX NUMBER: _____

STREET ADDRESS: 729 N. Parkside, Chicago

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein
and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, 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 the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that

UNOFFICIAL COPY

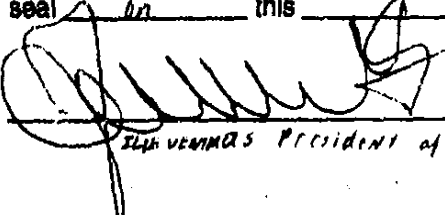
the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee 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.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to 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 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid ha 5 hereunto set his hand _____ and seal in this 15 day of December 19 97.

 (Seal) _____ (Seal)
ILLIE VENTER, President of Venter & Associates, LMC


(Seal) _____ (Seal)

State of _____, County of _____, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that ILLIE VENTER 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 his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15 day of December 19 97.

OFFICIAL SEAL
MICHAEL J. BALCSIK
Notary Public - State of Illinois
My Commission Expires 8-8-99


Notary Public



After recording return to:
AUSTIN BANK OF CHICAGO
5645 W. LAKE STREET
CHICAGO, IL 60644-1997

Send Tax Bills To:
VENTER & ASSOCIATES
6466 W NORTH
CHICAGO IL 60637

This document prepared by:
MR. EDWARD M. BALCSIK
2104 W. GIDDINGS
CHICAGO, IL 60608-1424

97951039

UNOFFICIAL COPY

97951039

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 17 December, 1997 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 15th day of December,
19 97.

Notary Public Michael J. Balcsik

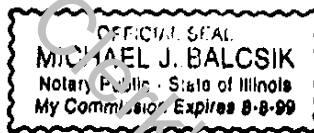


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; 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 15 Dec, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 15 day of December,
19 97.

Notary Public Michael J. Balcsik



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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office