

DEED IN TRUST  
WARRANTY DEED

The above space for recorder's use only

THIS INDENTURE WITNESSETH that the Grantor, Venter and Associates, Inc.

of the County of Cook and State of Illinois, for and in consideration of  
Ten and 00/100 Dollars, and other good and valu-  
able considerations in hand paid, CONVEY S AND WARRANT S unto AUSTIN BANK OF  
CHICAGO, an Illinois banking corporation, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated  
the 8th day of September 19 97, known as Trust Number  
7312, the following described real estate in the County of Cook and  
State of Illinois, to-wit:

LOT 15 IN BLOCK 16 IN E.A. CUMMING'S AND CO.'S CENTRAL PARK AVENUE ADDITION, A SUBDIVISION  
OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE  
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph e, Section 4,,  
Real Estate Transfer Tax Act.

12/3/97  
[Signature]  
Buyer, Seller or Representative

PERMANENT INDEX NUMBER: 16-14-408-009

STREET ADDRESS: 3537 West Lexington, Chicago, Illinois 60624

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

5-4  
P-2  
N-N  
M-y  
B-HK

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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 has \_\_\_\_\_ hereunto set his hand \_\_\_\_\_ and \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_.

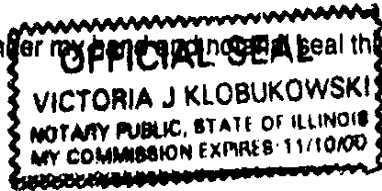
BY [Signature] (Seal) \_\_\_\_\_ (Seal)  
ILIE VENTER, PRESIDENT

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Ilie Venter, President of Venter and Associates, Inc.

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 \_\_\_\_\_ 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 of homestead.

Given under my hand and notary seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_.



[Signature]  
Notary Public

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

Send Tax Bills To:  
Mr. Ilie Venter  
6466 West North Avenue  
Chicago, Illinois 60707

This document prepared by:  
Austin Bank of Chicago  
6400 West North Avenue  
Chicago, Illinois 60707

# UNOFFICIAL COPY

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## STATEMENT BY GRANTOR AND GRANTEE

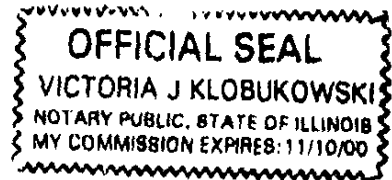
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 DECEMBER 2, 1997

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said RUDOLPH C. SUTTORPE this 2ND day of DECEMBER, 1997.  
Notary Public Victoria J. Klobukowski



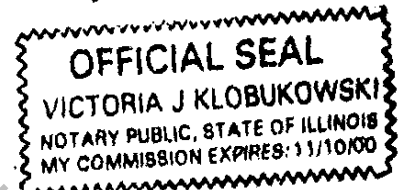
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 DECEMBER 2, 1997

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said RUDOLPH C. SUTTORPE this 2ND day of DECEMBER, 1997.  
Notary Public Victoria J. Klobukowski



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.)

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