

UNOFFICIAL COPY

97105670



WARRANTY DEED IN TRUST

This INDENTURE WITNESSETH, That the
Grantor

Parounak Agopian

of the County of Cook
and State of Illinois

For and in consideration of TEN
AND 00/100 DOLLARS (\$10.00) and
other good and valuable
considerations in hand paid,
CONVEYS and WARRANTS
unto the THE CHICAGO TRUST
COMPANY, a corporation of Illinois,
whose address is 171 N. Clark
Street, Chicago, IL 60601-3294, as

Trustee under the provisions of a trust agreement dated the 28th day of January, 1997,
known as Trust Number 110 327 9 the following described real estate in the County of Cook
and State of Illinois, to-wit:

DEPT-01 RECORDING \$27.00
7:0012 TRAN 4028 02/14/97 11:36:00
#2651 CG # -97-105670
COOK COUNTY RECORDER

Reserved for Recorder's Office

SEE ATTACHED RIDER

3/3/97

Parounak Agopian

Permanent Tax Number: SEE ATTACHED RIDER

TO HAVE AND TO HOLD the said premises 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 to improve, manage, protect and subdivide said
premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof,
and to redivide 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, power 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single
lease 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 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 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, (including the trustee) of the

BOX 333-C11

RECORD & RETURN TO CHICAGO TRUST COMPANY
CHICAGO TRUST CO TRUST # 110 327 9

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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, (c) that said 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 him, her 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, profits and proceeds arising from the sale or 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 the earnings, profits and proceeds thereof as aforesaid.

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 foreclosed he, s, hereunto set his hand and seal this 28 day of January 19 97.

Parounak Agopian
(Seal) Parounak Agopian

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

John D. Ioakimidis, The Chicago Lawyers Group, P.C.
2601 W. Peterson Ave.
Chicago, Illinois 60659 (773) 334-2404

State of Illinois

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that

County of Cook

ss.

Parounak Agopian

personally known to me to be the same person whose name is Parounak Agopian 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 of homestead.

Given under my hand and notarial seal this 28 day of January 19 97.

NOTARY PUBLIC

"OFFICIAL SEAL"
DIETRICH DIMAS
Notary Public, State of Illinois
My Commission Expires 07/2002

PROPERTY ADDRESS:

SEE ATTACHED RIDER

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET MOBILE
CHICAGO, IL 60601-3294

OR BOX NO. 333 (COOK COUNTY ONLY)

Handwritten scribbles

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RIDER

PARCEL #1

SUB-LOT 5 IN ASSESSOR'S DIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2025 W. Monroe St, Chicago, Illinois 60607
PIN# 17-17-011-009-0000
Improved with: Commercial - Parking

PARCEL #2

Lots 7 and 8 in Block 3 in Branigar Brothers Resubdivision of Spies Addition to Chicago in the North 1/2 of the North East 1/4 of Section 4, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 54 E. 138TH St., Riverdale, IL 60627
PIN# 29-04-206-003-0000
Improved with: Mixed

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Property of Cook County Clerk's Office

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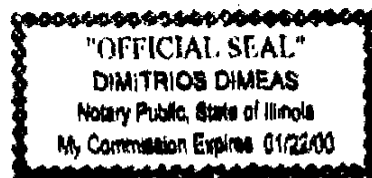
STATEMENT BY GRANTOR AND GRANTEE

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.

Date 1-28-97

Signature *POLOKHA AKOLA*
Grantor or Agent

RECORDED AND INDEXED BY ME BY THE SAID PUBLIC CLERK OF COOK COUNTY JANUARY 1997



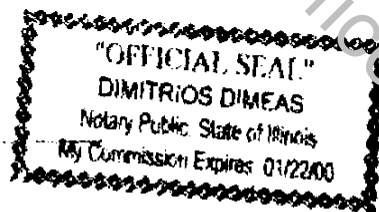
NOTARY PUBLIC

The grantee or his agent affirms 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.

Date 1-28-97

Signature *Anna Arghian*
Grantor or Agent

RECORDED AND INDEXED BY ME BY THE SAID PUBLIC CLERK OF COOK COUNTY JANUARY 1997



NOTARY PUBLIC

Warning: Any person who knowingly submits a false statement concerning the identity of a grantee shall be liable to the State of Illinois under the tort offense and of a Class A misdemeanor for subsequent offenses.

This instrument is exempt from recording in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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