

UNOFFICIAL COPY 333041

381170035 (05 001 Page 1 of 4
1998-07-21 10:19:37
Cook County Recorder 27.00

MAIL TO
DANIEL KOHN
HOLLEB AND COFF
55 EAST MONROE SUITE 4100
CHICAGO, IL 60603-5896

SEND TAX BILLS TO
George Pappageorge
PH Properties Inc
814 N. Franklin
Chicago, IL 60610

DEED INTO TRUST

THE GRANTOR, EMMET M. SKROCH AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 16, 1972 KNOWN AS TRUST NUMBER 2330, of the City of Chicago, the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto OXFORD BANK AND TRUST, 1100 West Lake Street, Addison, Illinois 60101 as Trustee under the provisions of a trust agreement dated September 10, 1997 and known as Trust No.591 hereinafter referred to as "said trustee", regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 43 IN BLOCK 4 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject to Covenants, Conditions and Restrictions of Record, Public and Utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments, general real estate taxes for the years 1997 and subsequent years.

Permanent Real Estate Index Number: 14-32-104-026-0000
Address of Real Estate: 2330 North Wayne, Chicago, IL 60614

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 are hereby granted to said trustee to improve, manage, protect and subdivide said

BOX 333-CTI

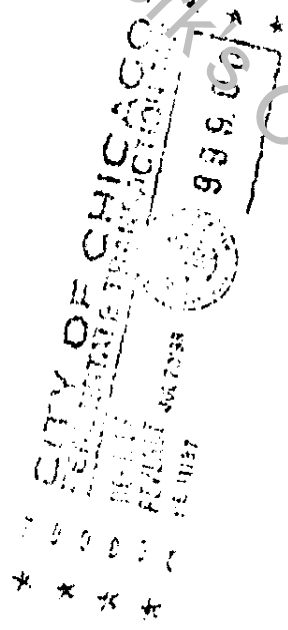
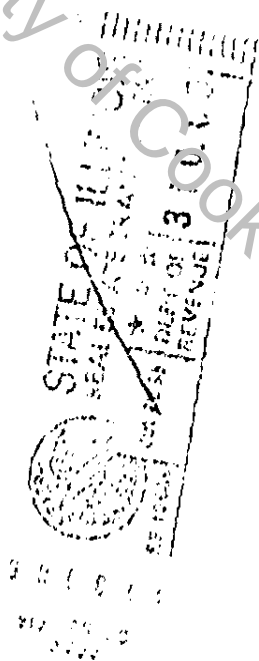
771267 DB

premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any 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 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 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 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, (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; (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

UNOFFICIAL COPY

Property of Cook County Clerk's Office



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 disposition or 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, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 grantors have set their hands and seals this 15th day of July, 1998.

(SEAL) *[Signature]* (SEAL)
As Trustee under Trust
Agreement dated December
16, 1972 and known as
Trust 2330

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 EMMET M. SKROCH, personally known to me to be the 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 pursuant to the powers vested in him as Trustee and 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 seal this 16th day of July, 1998

[Signature]
NOTARY PUBLIC

This instrument was prepared by Sara E. Sumner, 1934 N. Campbell, Chicago, Illinois 60647.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL 20 1998
PA. 111424
155.00

"OFFICIAL SEAL"
SARA E. SUMNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/7/2000

* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF *
* REVENUE JUL 20 1998 *
* PA. 111407 *
327.00

* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF *
* REVENUE JUL 20 1998 *
* PA. 111407 *
999.00