

Deed in Trust

THE GRANTOR,
7901 S. Kingston
Corporation, an Illinois
Corporation, duly
authorized to transact
business in the State of
Illinois, for and in
consideration of Ten and
00/100 (\$10.00) Dollars
and other good and
valuable consideration



in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to American National Bank & Trust Company, a National Banking Association, 120 S. LaSalle Street, Chicago, Illinois 60603, its successors, as Trustee under a Trust Agreement dated May 15, 1998, known as Trust Number 124126-07, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 12 in Block 1 in 79th Street Addition to Cheltenham Beach in the North East 1/4 of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 21-31-103-010-0000

Commonly Known As: 7917 S. Kingston Avenue
Chicago, Illinois

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 in future, 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

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of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that 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 by this deed 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 in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 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, 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, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is 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 earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

In Witness Whereof, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 31st day of AUG, 1998.

7901 S. Kingston Corporation, an Illinois Corporation,

By: Roger A. Householder

Its: President

Attest:

J. M. Luce
Secretary

NOTARY PUBLIC
STATE OF ILLINOIS
SECTION 6 OF THE COOK COUNTY TRANSFER TAX
ORDINANCE of the city of Chicago
8-31-98
Date Buyer, Seller or Representative

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County, in the State of Illinois, DO HEREBY CERTIFY that ROGER HOUSEHOLDER, is personally known to me to be the President of 7901 S. Kingston Corporation, an Illinois Corporation and John M. Luce personally known to me to be the Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally, acknowledged that such President and Secretary, they signed and delivered said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 31 day of August, 1998.

Frances Brogan
NOTARY PUBLIC

Name and address of grantee and send future tax bills to:

This deed was prepared by & mail to:

Timothy E. Weilandt
McCarthy, Duffy, Neidhart & Snakard
180 N. LaSalle Street, Suite 1400
Chicago, Illinois 60601



UNOFFICIAL COPY

Property of Cook County Clerk's Office

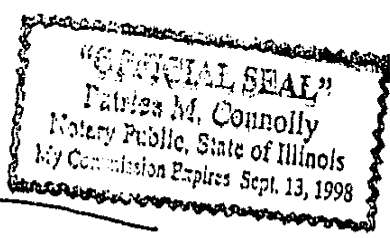
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/31, 19 98 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantor

this 31 day of August
19 98



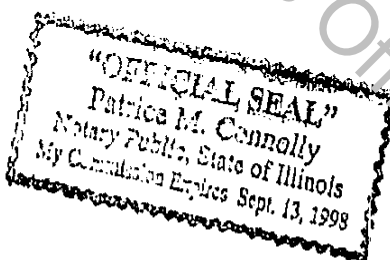
[Signature]
Notary Public

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 8/31, 19 98 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee

this 31 day of aug
19 98



[Signature]
Notary Public

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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