

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST STATUTORY (ILLINOIS)

THE GRANTOR

98036494

KOREA EXCHANGE BANK,

a banking corporation, acting by and through its Chicago, Illinois branch, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO HUNDREDTHS DOLLARS

DEPT-01 RECORDING \$25.00  
170009 TRAN 1022 01/14/98 10:31:00  
#8713 # CG \*-98-036494  
COOK COUNTY RECORDER

(\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 33 NORTH LASALLE STREET, CHICAGO, ILLINOIS 60690, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1997, AND KNOWN AS TRUST NUMBER 600422-07, AND TRUSTEE'S SUCCESSORS IN TRUST

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the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

BLOCK "B" OF SOPHIE RACH'S SUBDIVISION IN BLOCK 25 (EXCEPT THE EAST 5 ACRES) OF JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-11-424-020-0000

Addresses of Real Estate: 3554-58 West Lawrence Avenue and 4805-13 North Central Park Avenue, Chicago, Illinois 60625

Subject only to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing lease, and tenancies as listed in Assignment of Leases; and general taxes for the year 1997.

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 set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or

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responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate 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 real estate, 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; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 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 or in some amendment thereof and is 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 by 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 their predecessor in trust.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 27 day of December, 1997.

KOREA EXCHANGE BANK

By: Sungmin Han

Its: Manager

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CHICAGO  
99900  
CHICAGO  
99900

STATE OF ILLINOIS  
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161.25

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11/11/2010