### **UNOFFICIAL COPY**

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4390/0038 52 001 Page 1 of 3 1999-04-15 09:38:47

Cook County Recorder

25.50

#### **DEED IN TRUST**

THIS INLENTURE WITNESSETH, That the GRANTORS, ALEXANDER M. KOLCHINSKY and IRINA E. KOLCHINSKY. Husband and Wife, for and in consideration of TEN DOLLARS (\$10:00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEY AND WARRANT to the GRANTEE, ALEXANDER M. KOLCHINSKY, AS TRUSTEE OF "KOLCHINSKY FAMILY TRUST UNDER AGREEMENT DATED MARCH 15, 1999" as said Trust Agreement now provides or as may be amended from time to time the following described real estate, to-wit:

Unit 1449-B, together with its individed percentage interest in the common elements in 1449 West Lexington. Condominium as delineated and defined in the declaration recorded as Docume at Number 88-100057, in the West Half of Section 17, Township 39 North. Range 14 East of the First Principal Meridian, situated in Cook County, Illinois

Permanent Index Number: 17-17-304-062 1304

Commonly Referred To As: 1449 West Sexington Apt B

TO HAVE AND TO HOLD the said premises with the appurtenances ther; unto upon the trusts, and for the uses and purposes herein set forth.

Said Trustee shall have full power and authority:

- a) To manage, improve, subdivide and protect said premises or any part thereof;
- b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof;
- c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises, or any part thereof, with or without consideration, for such terms and upon such conditions as said Trustee deems best;
- d) To lease said premises, or any part thereof, by leases commencing at the time of making the same, as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases;

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e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises, or any part thereof;

f) Generally to take any action with reference to said property that the Trustee thinks best, the intent being that said Trustee shall have every power and discretion over and in connection with the same that he would have if he were the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

No party shall be obliged to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Trust Agreement; and the execution of any deeds, mortgages, trust deeds, leases, or other instruments by said Trustee shall be conclusive evidence in favor of the grantec, portgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to

| execute every such instrument.                      | reto that said Trustee was daily admortzed and empowered to   |  |  |  |
|---|---|--|--|--|
| IN WITNESS WHEREOF, the Grantors March, 1999        | have hereunto set their hand and seal this $\frac{12}{2}$ day of  |  |  |  |
| ALEXANDER M. KOLCHINSKY                             | 1. Kolchicly IRINA E. KOLCHINSKY  |  |  |  |
| STATE OF ILLINOIS )                                 |   |  |  |  |
| CHAMPAIGN COUNTY )                                  | 0,  |  |  |  |
| ALEXANDER M. KOLCHINSKY and IRINA E. KO             | I for said Courty in the State aforesaid, DO CERTIFY that OLCHINSKY, Hurband and Wife, appeared before me this day ered the said instrumer: at their free and voluntary act, for the day of March, 1999.  NOTARY PUBLIC |  |  |  |
| Deed Prepared By:                                   | Send Tax Bill and Return To:  |  |  |  |
| Harold A. Miller                                    | Alexander M. Kolchinsky, Trustee  |  |  |  |
| Miller and Hendren                                  | 2127 Harbortown Circle  |  |  |  |
| P.O. Box 980<br>Champaign II, 61824 0080            | Champaign, IL 61821   |  |  |  |
| Champaign, IL 61824-0980                            |   |  |  |  |
| Exempt under provisions of Paragraph E, Section 4 o | f the Real Estate Transfer Tax Act.   |  |  |  |
| th  |   |  |  |  |
| Dated this 2 day of March, 1999.                    | Signature: WChusky  |  |  |  |
| 2 day of 11da on, 1222                              | Alexander M. Kolchinsky   |  |  |  |
|   | <del>/</del>  |  |  |  |

## UNOFFICIAL COP \$9361417 Page 3 of 3

### 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             |   | 19_99_   | la ald li mall                      |          |
|-------------------|---|--|-------------------------------------|----------|
|                   | S.  | ignature: </th <th>anous a room</th> <th><u> </u></th> | anous a room                        | <u> </u> |
| ·······Subscribed | and sworn to before me                          |  | Grantor or Agent<br>Attorney        | •        |
| ≥ So by the sai   | d <u>Harold A Milire</u><br>day of <u>April</u> |  | HAROLD A. MILLER, ATTY.             |          |
| Notary Pub        | Tic Umanda) Su Da                               | <u>uy</u>  | P.O. BOX 980<br>CHAMPAIGN, IL 61820 |          |

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 pertnership 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 April 2, 19 99

Signature: Author Agent

Grantee or Agent

Attorney

Subscribed and sworn to before me by the said Harold A. Miller.

this 2nd day of April 19 99

Notary Public (MANGO) Sug (MILL)

HAROLD A. MILLER, ATTY. P.O. BOX 980 CHAMPAIGN, IL 61820

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.)



**EUGENE "GENE" MOORE**