

(The Above Space For Recorder's Use Only)

SY259125

THIS INDENTURE WITNESSETH, that the Grantors **Tibor Kohn, and Luba Kohn,**  
his wife as joint tenants  
of the County of **Cook** and State of **Illinois**, for and in consideration of the sum  
of Ten and xx/100 **10.00** Dollars,  
(**10.00**) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly  
acknowledged, Convey and Warrant unto **First State Bank & Trust Company of Park Ridge**, an Illinois bank-  
ing corporation of **Park Ridge**, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee  
under the provisions of a certain Trust Agreement, dated the **16th** day of **May**, **1991**, and known as Trust Number  
**2235**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

THAT PART OF LOTS 29 AND 30 (TAKEN AS A TRACT) IN ANTON J. SCHMID'S  
SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5,  
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 30;  
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 29  
AND 30 TO A POINT 30.00 FEET SOUTHEASTERLY OF THE MOST NORTHERLY  
CORNER OF LOT 29; THENCE SOUTHWESTERLY 32.0 FEET TO A POINT WHICH  
IS 29 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES) TO THE NORTH-  
WESTERLY LINE OF LOT 29; THENCE SOUTHWESTERLY TO A POINT IN THE SOUTH  
LINE OF LOT 30, WHICH IS 43.30 FEET EAST OF THE SOUTHWEST CORNER OF  
LOT 30; THENCE EAST ALONG THE SOUTH LINE OF LOT 30, TO THE POINT OF  
BEGINNING, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the and all estate 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 conferred, said Trustee with respect to the real estate or any part or parts of it, and at any time or  
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to  
vacate any subdivision or part thereof, and to subdivide said real estate as often as desired, to contract to sell, to grant options to pur-  
chase or to sell on any terms to convey either with or without consideration to convey and real estate or any part thereof to a successor  
of successor in trust and to grant to such successor in trust all of the title, estate, powers and authorities vested in said  
Trustee, to donate or dedicate to mortgage, to otherwise encumber said real estate or any part thereof, to lease said real estate,  
or any part thereof, from time to time, in person, or to convey, by lease to commence in the present or in the future and upon any  
terms and for any period or periods of time not exceeding the term of any single lease the term of 100 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 to options to renew leases and options to pur-  
chase the whole or any part of the real estate or to contract respecting the manner of fixing the amount of present or future rentals, to partition  
or to exchange said real estate or any part thereof, to either 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 appurtenant to said real estate or any part thereof,  
and to deal with said real estate in any other way and for such other purposes and for such other considerations as would be lawful for any  
person owning the same to deal with the same, whether similar or different from the ways above specified, at any time or times  
hereafter.

In no case shall any party dealing with said Trustee or any successor 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 otherwise disposed of by said Trustee or any successor in trust, be obliged to  
see to the application of any proceeds or money lent or money borrowed or advanced on the trust property, or be obliged to see that the  
terms of the trust have been complied with, or be obliged to inquire into any of the terms of said Trust Agreement and deed, trust deed, mortgage, lease  
or other instrument executed by said Trustee or any successor in trust in relation to said real estate, or be obliged to see that any  
conveyance in favor of every party relying upon or claiming title to any such conveyance, lease or other instrument, or that at the time of the delivery  
thereof the trust created by this deed and by said Trust Agreement was in full force and effect, or that such conveyance or other instru-  
ment was executed in accordance with the trusts, conditions and limitations stated herein and in said Trust Agreement or in all  
amendments thereof, if any, and is binding upon all beneficiaries hereunder, (c) that said Trustee or any successor in trust, was duly  
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the con-  
veyance is made to a successor in trust, that such successor in trust, have been properly appointed and are fully  
vested with all the title, estate, rights, powers, authorities, duties and obligations of the Trustee, their predecessor in trust

This conveyance is made upon the express understanding and condition that the Trustee, either individually or as Trustee, nor its  
successor or successors in trust shall incur any personal liability or be subject to any claim, judgment or decree for anything it or they  
or its or their agents or attorneys may be deemed to do or omit to do or about the said real estate or under the provisions of this Deed or said Trust  
Agreement or any amendment thereof, or for injury to person or property happening in or about the said real estate, any and all such liability  
being hereby expressly waived and released. This contract, obligation or indebtedness incurred or entered into by the Trustee in con-  
nection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement at their attorney  
in fact, hereby expressly appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust  
and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness  
except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and dis-  
charge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date  
of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any  
of them shall be only in the earnings, profit and proceeds arising from the sale of any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, profit and proceeds thereof as aforesaid, the interest hereof being to  
vest in the Trustee the entire legal and equitable title in fee simple, as and to all of the trust property aforesaid.

If the title to any of the trust property is now, or hereafter registered in the Register of Titles a hereby directed not to register or hold  
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.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and  
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor **Tibor Kohn** and **Luba Kohn** have hereunto set their hand and seal this **16th**  
day of **May**, **1991**.  
**TIBOR KOHN** [Seal] **LUBA KOHN** [Seal]

STATE OF **Illinois**  
COUNTY OF **Cook**  
I, **ANTHONY DEMAS**, a Notary Public in and for said County, in the State  
aforesaid, do hereby certify that **Tibor Kohn, and Luba Kohn, his wife, as joint tenants**  
personally known to me to be the same person **s** whose name **s** are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their  
free and valid  
tary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead,  
My Commission expires **June 21 1993**  
GIVEN under my hand and Notarial Seal this **30th** day of **May**,  
Commission expires **JUNE 21 1993**  
**Anthony Demas**  
NOTARY PUBLIC

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
Exempt under provisions of Paragraph **6**, Section **6**,  
Real Estate Transfer Tax Act.  
**5-30-91**  
Buyer, Seller or Representative  
Date

3968962

DOCUMENT NUMBER

Document Prepared by:  
**Anthony Demas**  
**5045 N. Harlem Avenue**  
**Chicago, Illinois 60656**  
ADDRESS OF PROPERTY:  
**6018 N. McLeod**  
**Chicago, IL 60646**  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO  
**Mr. Ted Kohn**  
(Name)  
**as above**  
(Address)

UNOFFICIAL COPY

RETURN TO First State Bank & Trust Company  
of Park Ridge  
807 11 Devon Avenue  
Park Ridge, Illinois 60068 OR  
Recorder's Box No. 260

TRUST NO

**DEED IN TRUST**

(WARRANTY DEED)

TO

First State Bank & Trust Company  
of Park Ridge  
Park Ridge, Illinois

TRUSTEE

Property of Cook County Clerk's Office

ISS: JUN -3 AM 10: 24  
 CAROL MOSELEY BRAUN  
 REGISTRAR OF TITLES

3968962

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Sig. Card

THORNTON HALL

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