

DEED IN TRUST

UNOFFICIAL COPY

Form 101 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Persa Gerasimova and Ljubinka Taseva (1st Divorced and not remarried, 2nd Divorced and not remarried) of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of May 1991, and known as Trust Number 113940-04,

the following described real estate in the County of Cook and State of Illinois, to wit: LOT NINETEEN (19) IN THE SUBDIVISION OF THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF LOT FIFTEEN (15) OF DAVLIN KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN COMMONLY KNOWN AS 2948 NORTH HARDING AVENUE, CHICAGO, ILLINOIS 60639.

TAX #: 13-26-118-024-0000

Address: 2948 N. Harding Ave., Chicago, Il.

Prepared by: Persa Gerasimova 2948 N. Harding Ave. Chicago, Il. 60639

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TO HAVE AND TO HOLD the said real 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 granted to said Trustee to manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, to repurchase said real estate as often as desired, to contract to sell in grant options to purchase to sell out any terms to convey either with or without covenants to trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate or any part thereof from time to time, in possession or reversion, 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 in the case of any single demise the term of five years, and to renew or extend any lease and in 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 options to purchase the whole or any part of the reversion and to contract respecting the manner of using the amount of present or future rentals to partition or to exchange said real estate 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 real estate or any part thereof, 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 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, 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 mortgaged by said Trustee, or any successor in trust, 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 to the terms of this trust have been complied with, or to inquire into the authority, necessity or expediency of any act of said Trustee, or be charged 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person claiming the Register of Titles of this county relying upon or claiming under any such mortgage, lease or other instrument, and 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, and 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, so that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and all of the covenants it made to a successor or successor in trust that such successor or successor in trust have been properly assigned, and are fully vested with all the title, estate, rights, powers, authoritative duties and obligations of its his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably 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 to the payment and discharge thereof). All persons and corporations whatsoever and whatever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interests 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, assets and proceeds arising from the sale or any other disposition of 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, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title in any of the above real estate is now or hereafter registered, the Register of Titles is hereby 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.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all laws of the State of Illinois, prohibiting the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, Persa Gerasimova and Ljubinka Taseva, hereunto set their hand and

seal this 28th day of May 1991. Persa Gerasimova (SEAL) Ljubinka Taseva (SEAL) PERSA GERASIMOVA (SEAL) LJUBINKA TASEVA (SEAL)

STATE OF Illinois, JEFF DIETRICH, a Notary Public in and for said County of Cook, County in the State aforesaid, do hereby certify that Persa Gerasimova and Ljubinka Taseva, 1st Divorced and not remarried, 2nd Divorced and not remarried

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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver

GIVEN under my hand and Notary Seal of Jeff Dietrich, Notary Public, State of Illinois, My Commission Expires 2-10-1992. Notary Public

Exempt under provisions of paragraph B, Section 4, Real Estate Transfer Tax Act. Persa Gerasimova BUYER, SELLER OR REPRESENTATIVE

This space for affixing Riders and Revenue Stamp. I HEREBY DECLARE THIS TO BE A TRUST DEED IN THE STATE OF ILLINOIS. A TRANSACTION IN THE STATE OF ILLINOIS IS SUBJECT TO THE ILLINOIS TRANSFER TAX. TRANSFER TAX ORDINANCE BY PARAGRAPH E OF SECTION 260.1-2B6 OF SAID ORDINANCE.

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IN DUPLICATE

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1981 JUN 10 PM 3 05
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

Submitted by Legal

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Submitted by A Trust

DATE

SUBMITTED

ADDRESS

DATE RECEIVED

REMARKS

SIG. CLERK

First American Title Insurance
Company of the Mid-West
100 North LaSalle Street, Suite 400
Chicago, Illinois 60602 750-6730