

**Trustee's Deed
Deed in Trust**

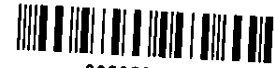
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2002-03-01 09:06:00

Cook County Recorder 25.50



0020239606

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*fka First Colonial Trust Company

THIS INDENTURE made this 18th day of January, 2002, between **FIRSTAR BANK, N.A.**, duly authorized to accept and execute trusts within the State of Illinois, not personally but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated the 1st day of August, 1994, AND known as Trust Number 6558 party of the first part and LPXXI, L.L.C., an Illinois

Limited Liability Company party of the second part. c/o Hauselman, Rappin, Ltd., Suite 1105
ADDRESS OF GRANTEE: 30 S. La Salle Street, Chicago IL 60603

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 ----- (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate situated in Cook County, Illinois, to wit:

Lot 1 in Titley's Diversey Avenue Subdivision of Lot 4 in the Circuit Court Partition of the West Half of the South East Quarter (except the South 33 1/3 acres thereof) and of the North Half of the South West Quarter (except the South 33 1/3 acres thereof) of Section 29, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6359 W. Diversey Avenue, Chicago IL 60639

Permanent Index Number: 13-29-300-001

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE HEREOF ARE HEREBY INCORPORATED BY REFERENCED AND MADE A PART HEREOF.

This deed is executed by the party of the first part, as Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers and attested by another of its officers, the day and year first above written.

AGTF, INC



FIRSTAR BANK, N.A.

as Trustee aforesaid, and not personally

Attest: Angela McClain
Angela McClain, Land Trust Officer

By: Mary Figiel
Mary Figiel, Land Trust Officer

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THE POWERS AND AUTHORITY CONFERRED UPON TRUST GRANTEE ARE AS FOLLOWS:

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 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 resubdivide said real estate 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 said real estate or any part thereof to a successor in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or in futuro, 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 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 fixing 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 applications 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 authority necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, whatsoever shall be charged with notice of this condition from the date of filing for record of this Deed.

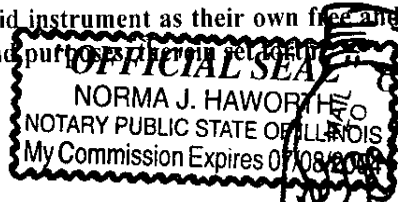
This conveyance is made upon the express understanding and condition that neither FIRSTAR BANK, N.A., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents 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 hereto, or for injury to person or property happening in or about said real estate, any 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 for the payment and discharge 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, avails 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 any interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Mary Figiel of FIRSTAR BANK, N.A., and Angela Mc Clain, Land Trust Officers of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said Bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, as Trustee for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 18th day of January, 2002.



Norma J. Haworth
Notary Public


After Recording Mail Deed to: Name: <u>La Salle Bank N.A. Box 201</u> Street Address: <u>135 S. La Salle St.</u> City, State Zip: <u>Chicago IL 60603</u>	Mail Subsequent Tax Bills to: Name: <u>CRAIG WOLFE</u> Street Address: <u>2739 N. PULASKI</u> City, State Zip: <u>CHICAGO IL 60603</u>	This instrument prepared by: <u>M. Figiel, Land Tr Ofer</u> <u>Firstar Bank, N.A.</u> <u>104 N. Oak Park Avenue</u> <u>Oak Park, IL 60301</u>
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20239603

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



FEB. 25. 02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028326

REAL ESTATE TRANSFER TAX
00576.00
FP326652

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 25. 02


REVENUE STAMP

0000088221

REAL ESTATE TRANSFER TAX
00288.00
FP326665

CITY TAX

CITY OF CHICAGO



FEB. 22. 02


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000022897

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX

CITY OF CHICAGO



FEB. 22. 02


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000022898

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX

CITY OF CHICAGO



FEB. 22. 02


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000022899

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX

CITY OF CHICAGO



FEB. 22. 02


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000022900

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX

CITY OF CHICAGO



FEB. 22. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000022901

REAL ESTATE TRANSFER TAX
00720.00
FP326650

20239606

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