

**TRUSTEE'S DEED IN TRUST**

THIS INSTRUMENT WAS PREPARED BY

**DESIRE'E ANN MARKS**

**BANCO POPULAR NORTH AMERICA**

**8383 WEST BELMONT AVE. • RIVER GROVE, IL**

**UNOFFICIAL COPY**

0020332812

2/29/0050 21 001 Page 1 of 4

2002-03-25 11:16:31

Cook County Recorder

27.50



0020332812

THIS INDENTURE, made this 20<sup>TH</sup> day of **FEBRUARY, 2002**, between **BANCO POPULAR NORTH AMERICA, AS SUCCESSOR TRUSTEE TO CAPITOL BANK AND TRUST**, a corporation of New York duly organized and existing as an New York corporation under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of New York, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and

The above space for recorders use only

delivered to said New York Corporation in pursuance of a certain Trust Agreement, dated the 14<sup>TH</sup> day of **SEPTEMBER, 1993**, and known as Trust Number 2469, party of the first part, and, **AWATIF ABO-SAIF, BOSHRA ABO-SAIF AND THE NORTHERN TRUST COMPANY AS CO-TRUSTEE, 50 SOUTH LASALLE, STREET B-3, CHICAGO, ILLINOIS 60675** as Trustee under the provisions of a certain Trust Agreement, dated the 5<sup>TH</sup> day of **SEPTEMBER, 2000** and known as Trust Number 02-06602, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of **Ten and No/100 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:

**UNIT 2150-308E IN THE GALLERY OF PARK RIDGE CONDOMINIUM BEING A CONDOMINIUM LOCATED ON THE FOLLOWING DESCRIBED PARCEL: LOT 2 IN OAKTON SCHOOL RESUBDIVISION BEING A SUBDIVISION OF VARIOUS LOTS, PARCELS AND VACATED ALLEYS IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS A SURVEY OF WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 3282243 AND AMENDED AS DOCUMENT 93552560 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS**

Common Address: **2150 BOUTERSE, UNIT 308E, PARK RIDGE, ILLINOIS**

PIN: **09-27-200-053-1068**

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45  
PROPERTY TAX CODE.

together with the tenements and appurtenances thereunto belonging.

Legal Representative

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.

THE TERMS AND CONDITIONS APPEARING ON PAGE THREE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the Trustee grantee named herein, 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.

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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 Vice Presidents/Trust Officer and attested by its Assistant Secretary, the day and year first above written.

By James D. Davis  
VICE PRESIDENT/TRUST OFFICER

Attest Samuel A. Worpe  
ASSISTANT SECRETARY

STATE OF ILLINOIS,  
COUNTY OF COOK }

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President/Trust Officer and Assistant Secretary of the **BANCO POPULAR NORTH AMERICA**, An New York Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Assistant Secretary respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said New York Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said New York Corporation caused the corporate seal of said New York Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said New York Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Date: February 20, 2002



Notary Public Desire'e Ann Marks

DELIVER  
Y

NAME **Law Offices**  
**McPARLAND & CORNFIELD**  
STREET **6153 N. Milwaukee Ave.**  
**Chicago, IL 60646-3804**  
CITY **(773) 792-0300 OR**

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

2150 Bouterse Avenue, Unit 308

Park Ridge, IL 60068

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 1425

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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, 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, powers and authorities vested in said Trustee, to donate, 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 leases to commence in present or in 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 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 lease 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 or 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 that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any of said Trustee, or be obliged 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 relations to said real estate shall be conclusive evidence in favor of every person (*including the Registrar of Title of said county*) 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 Agreement 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 Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 conveyance is made to 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Banco Popular North America, 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 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, 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 any 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 conditions 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 an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Banco Popular America, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar 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 conditions," or with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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Property of Cook County Clerk's Office

10-108760-10000  
 10-108760-10000

## 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: 2/27/02

Signature

Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me  
by the said MICHAEL J. CORNFELD this  
27TH day of February, 2002

Notary Public Pamela G. Bettl

"OFFICIAL SEAL"  
Pamela G. Bettl  
Notary Public, State of Illinois  
My Commission Expires 06/13/04

The grantee or his agent affirms 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 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: 2/27/02

Signature

Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me  
by the said MICHAEL J. CORNFELD this  
27TH day of February, 2002

Notary Public Pamela G. Bettl

"OFFICIAL SEAL"  
Pamela G. Bettl  
Notary Public, State of Illinois  
My Commission Expires 06/13/04

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 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Cook County Clerk's Office, this 1st day of January, 2011.

Property of Cook County Clerk's Office

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