

UNOFFICIAL COPY

TRUSTEE'S DEED

MB Financial Bank, N.A.
1200 North Ashland Avenue
Chicago, IL 60622

0021323760

3517/0102 50 001 Page 1 of 5
2002-12-02 11:00:47
Cook County Recorder 32.00



THIS INDENTURE, made this 22nd day of November, 2002, between MB Financial Bank, N.A., a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 4th day of December, 1992, and known as Trust No. 1015 party of the first part, and Marshall Leaf, as Trustee of the Marshall Leaf Trust dated November 9, 1992, and his successors in trust parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Legal Description:

EXEMPT FROM 2
35 ILCS 200/34-45
11/27/02
[Signature]

SEE LEGAL DESCRIPTION ATTACHED
HERETO

This document is executed by MB Financial Bank, N.A. as successor to the Mid-City Nat'l Bank under Illinois Corp. Fiduciary Act Sec 205 ILCS 620/3-3

Together with the tenements and appurtenances thereunto belonging.

PIN: 17-04-210-010 and 17-04-210-011

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

Grantee's Address 1515 N. Dearborn, Chicago, IL 60610

This deed is executed by the party of the first part, as Trustee, as aforesaid, 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession. 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 its Vice-President and attested by its Trust Officer, the day and year first above written.

MB Financial Bank, N.A., as Trustee as aforesaid

By [Signature] Ass't. VICE-PRESIDENT

Attest [Signature] TRUST OFFICER

BOX 416
WEY

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STATE OF ILLINOIS
COUNTY OF COOK

I, Awa Cozz
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT
Richard A. Witek ^{Asst.} Vice-President of MB Financial Bank, N.A., and
Patrick Pampano Trust Officer of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Trust Officer 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 Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

This instrument was drafted by

MB Financial Bank
1200 N. Ashland
Chicago, Ill.
60622

Given under my hand and Notarial Seal this 27 day of November 20 02

Awa J. Cozz
Notary Public



INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

D
E
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V
E
R
Y

T
O:

NAME
STREET
CITY

1511 and 1515 N. Dearborn
Chicago, Ill. 60610

WENDY YOUNG
PIPER RUDNICK
203 N. LASALLE ST., SUITE 1800
CHICAGO, IL 60601-1293

Cook County Clerk's Office



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EXHIBIT "A"

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesens 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 99 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 property, 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 premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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.

~~The interest of each and every beneficiary hereunder and of all persons claiming under them, even if they shall be only in the earnings, avails and proceeds arising from the sale or 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, avails and proceeds thereof as aforesaid.~~

~~If the title to any of the above lands 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 condition," or "with limitations," or words of similar import, in accordance with the statute in each case made and provided.~~

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LEGAL DESCRIPTION OF PROPERTY

LOT 2 IN OWNERS SUBDIVISION OF THE SOUTH 133 FEET OF LOT 'B' AND THE NORTH 17 FEET OF LOT 22 IN BLOCK 1 OF CATHOLIC BISHOP OF CHICAGO'S SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

0021323760

ALSO KNOWN AS:

THE NORTH 30 FEET OF THE SOUTH 133 FEET OF SUB LOT 'B' OF BLOCK 1 OF THE CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1515 N. Dearborn, Chicago, IL 60610

PIN: 17-04-210-010-0000

AND

LOT 3 IN OWNERS SUBDIVISION OF THE SOUTH 133 FEET OF LOT 'B' AND THE NORTH 17 FEET LOT 22 IN BLOCK 1 OF CATHOLIC BISHOP OF CHICAGO'S SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1511 N. Dearborn, Chicago, IL 60610

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STATEMENT BY GRANTOR AND GRANTEE

0021323760

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 November 22, 2002 Signature: Marshall Leaf
Grantor or Agent

Subscribed and sworn to before me
this 22nd day of November, 2002

Kirk A. Hoopingarner
Notary Public



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 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 and hold title to real estate under the laws of the State of Illinois.

0021323760

Dated November 22, 2002 Signature: Marshall Leaf
Grantee or Agent

Subscribed and sworn to before me
this 22nd day of November, 2002

Kirk A. Hoopingarner
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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