

UNOFFICIAL COPY

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523/0017 55 001 Page 1 of 4  
2003-02-18 07:35:41  
Cook County Recorder 30.00

**TRUSTEE'S DEED  
IN TRUST**

\*Cosmopolitan Bank & Trust Successor Trustee to  
Pullman Bank & Trust Co., Successor Trustee by  
merger w/ Chicago City Bank & Trust Co.



0030222358

The Grantor, COSMOPOLITAN  
BANK AND TRUST, a corporation  
of Illinois, duly authorized to accept  
and execute trusts within the State of  
Illinois, not personally, but as  
Trustee under the provisions of a  
Deed or Deeds in trust duly recorded  
and/or filed and delivered to said in  
pursuance of a certain Trust

65 5267099 10/3

Agreement dated the 4<sup>th</sup> day of June in the year 1996, and known as Trust Number  
11662, in consideration of Ten Dollars (\$10.00) and other valuable consideration, paid, conveys and quit claims  
to: Standard Bank and Trust Company, as Trustee

367

of 7800 W. 95<sup>th</sup> Street, Hickory Hills, IL. 60457 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 14<sup>th</sup> day of January, 2003, and known as Trust number 17574 the following described real estate in  
the County of Cook and State of Illinois.

Unit Number 7635 in Bridgeview Industrial Condominiums as delineated on the Plat of Survey of the following  
described real estate:

Lots 3 and 4 in Schaaf's Industrial Subdivision being a subdivision of part of the East 1/2 of the Southwest 1/4 of  
Section 12, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which  
survey is attached to the Declaration of Condominium made by the First National Bank of Evergreen Park, as  
Trustee under Trust Agreement dated November 10, 1986 known as Trust Number 9391, and  
recorded May 6, 1988 as Document 88195005 as amended, together with its undivided percentage interest in  
the common elements in Cook County, Illinois.

I hereby declare that the attached deed represents a  
transaction exempt under provisions of Paragraph  
Section 4, of the Real Estate Transfer Tax Act,

PIN: 23-12-400-039-1009

**RECORD THIS DEED**

This Deed is executed by the Grantor, 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 first above mentioned, including the authority to convey directly to the Trustee/Grantee  
named herein, and of every other power and authority thereunto enabled

**BOX 333-CT**

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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/Grantee 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 or successors in trust and to grant to such successor and successors in trust all of the title, estate, powers and authorities vested in said Trustee/Grantee, 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 to 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 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 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 consideration 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/Grantee, 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/Grantee, 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 said trust have been complied with, or be obliged to inquire into the authority, necessity or expedience of any act of said Trustee/Grantee, or to be obliged or privileged to inquire into any of the terms of said latter Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee/Grantee or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any conveyance lease or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and 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 deed and by said latter 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 deed and in said latter Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee/Grantee, 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) of 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 title, estate, rights, powers, authorities, duties and obligations of its his/her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee/grantee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgement or decree for anything it or they or its 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 first mentioned 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 or entered into by the Trustee/Grantee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said latter Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee/Grantee, in its own name, as Trustee of an express trust and not individually (and the Trustee/Grantee shall have no obligations 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/Grantee 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 latter Trust Agreement and of all persons claiming under them or any 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 thereunder shall have any title or interest, legal and equitable in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee/Grantee 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 condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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IN WITNESS WHEREOF, \*COSMOPOLITAN BANK AND TRUST, not personally but as Trustee aforesaid, has caused this Trustee's Deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its Land Trust Administrator this 22nd day of January in the year 2003.

**\*COSMOPOLITAN BANK AND TRUST**  
as Trustee as aforesaid, and not personally

By: [Signature]  
Its: Vice President and Trust Officer

Attest: [Signature]  
Its: Land Trust Administrator



State of Illinois        )  
                                  )       SS  
County of Cook        )

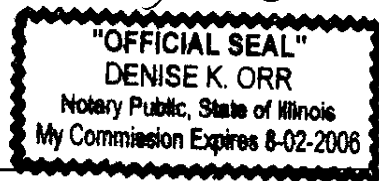
This instrument was prepared  
By: D. Fisher  
Land Trust Department  
Cosmopolitan Bank and Trust  
801 North Clark Street  
Chicago, Illinois 60610-3287

I, the undersigned, a notary Public in and for said County, in the State aforesaid, do hereby certify that Todd W. Cordell, Vice President and Trust Officer of \*COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and Devin L. Fisher, Land Trust Administrator personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and Land Trust Administrator 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 aforesaid, for the uses and purposes therein set forth; and the said Land Trust Administrator did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

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Given under my hand and notarial seal this 27th day of January in the year 2003

[Signature]  
Notary Public



7635 W. 100<sup>th</sup> Pl., Bridgeview, IL. 60455  
Street address of described property

Mail to: Standard Bank & Trust  
2400 W 95th St  
Evergreen Park, IL 60805  
Name and Address of Taxpayer:

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

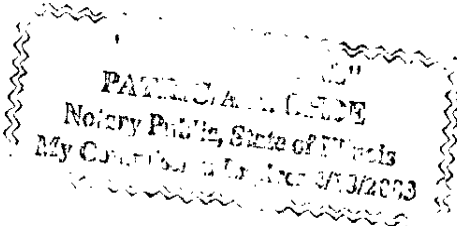
Dated 1/28, 03

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 28th day of January  
2003

[Signature]  
Notary Public



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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.

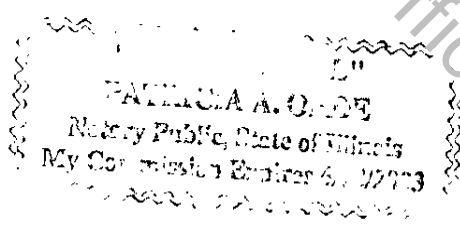
Dated 1/28, 03

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 28th day of January  
2003

[Signature]  
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.]