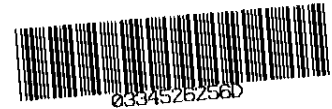


# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

\*\*Cosmopolitan Bank & Trust, successor trustee to Cosmopolitan National Bank of Chicago



Doc#: 0334526256  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/11/2003 02:46 PM Pg: 1 of 3

1299468 202F 111

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

Agreement dated the 27<sup>th</sup> day of January in the year 1978, and known as Trust Number 23809 in consideration of Ten Dollars (\$10.00) and other valuable consideration, paid, conveys and quit claims to: Cole Taylor Bank

of 111 W. Washington St., Suite 650, Chicago, IL 60602 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 7<sup>th</sup> day of November, 2003, and known as Trust number 03-9920 the following described real estate in the County of Cook and State of Illinois.

Lot 84 in Block 40 in Sheffield's Addition to Chicago in the Northeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

STATE TAX

STATE OF ILLINOIS

DEC.-3.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000050221

REAL ESTATE TRANSFER TAX

0045000

FP326652

CITY TAX

CITY OF CHICAGO

DEC.-3.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000004129

REAL ESTATE TRANSFER TAX

0090000

FP326650

COUNTY TAX

COOK COUNTY

DEC.-3.03

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

# 0000050045

REAL ESTATE TRANSFER TAX

0022500

FP326665

CITY TAX

CITY OF CHICAGO

DEC.-3.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000004128

REAL ESTATE TRANSFER TAX

0090000

FP326650

RECORD THIS DEED

PIN: 14-31-214-037-0000

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 enabling.

# UNOFFICIAL COPY

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 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/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 in to 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.

# UNOFFICIAL COPY

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 Senior Land Trust Administrator this 13<sup>th</sup> day of November in the year 2003.

CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE DEC. 3.03 # 0000044130	REAL ESTATE TRANSFER TAX
	00900.00
	FP326650

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

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

Attest: [Signature]  
Its: Senior Land Trust Administrator

PROPERTY OF COOK COUNTY  
COSMOPOLITAN BANK AND TRUST

State of Illinois )  
County of Cook ) SS

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

CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE DEC. 3.03 # 0000044131	REAL ESTATE TRANSFER TAX
	00675.00
	FP326650

"OFFICIAL SEAL"  
**MARLOW STAVANA**  
Notary Public, State of Illinois  
My Commission Expires 02-11-2007

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, Sr. 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 Sr. 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 Sr. 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.

Given under my hand and notarial seal this 13<sup>th</sup> day of November in the year 2003.

[Signature]  
Notary Public

2014 N. Wolcott, Chicago, IL 60647  
Street address of described property

Mail to Joseph D. Palmisano  
79 W. Monroe, Suite 826  
Chicago, IL 60647  
Name and Address of Taxpayer:  
William Seive  
2200 N. Damen Ave  
Chicago, IL 60647