

UNOFFICIAL COPY

04033499

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor NEW CITIES COMMUNITY DEVELOPMENT CORPORATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION of the County of COOK and State of ILLINOIS for and in consideration of TEN ANDXXNO/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrants unto PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 24TH day of JUNE 19 94, known as Trust Number 10920, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 16 AND THE SOUTH 20 FEET OF LOT 17 IN BLOCK 55 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS

DEPT-01 RECORDING \$25.50
T06666 TRAN 1993 12/09/94 11:19:00
07182 LC 04-04-033499
COOK COUNTY RECORDER

Commonly Known as: 28-23-414-024
Permanent Index Number: 16425 24 SAWYER, MARKHAM, ILLINOIS

TO HAVE AND TO HOLD the said premises 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 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, in 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 perpetuity or for a term of years, by leases to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise or 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 premises 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 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 any 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 obligated 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 thereto and binding upon all beneficiaries hereunder, (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 duly 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 or any of them 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 stated herein.

And the said grantor hereby expressly waive and release any and all right or benefit under or in virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal of this 23RD day of NOVEMBER 19 94.

VICE PRESIDENT (Seal) ASSISTANT SECRETARY (Seal)

THIS INSTRUMENT PREPARED BY: JONES, WARE & GRENARD 180 N. LA SALLE, SUITE #3800 CHICAGO, IL 60601

State of ILLINOIS County of COOK { SS. I, the undersigned, a Notary Public in and for said County, in the Same aforesaid, do hereby certify that the Vice President and Assistant Secretary

personally known to be to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this day of 19

OFFICIAL SEAL
CLAUDETTE HARRIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-15-97

Claudette Harris
Notary Public

GRANTEE'S ADDRESS:
PINNACLE BANK
TRUST DEPARTMENT
6000 WEST CERMAK ROAD
CHICAGO, ILLINOIS 60638

For information only, insert street address of above described property.

This space for affixing Return and Reverse Stamp

04033499

DocuSign

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Property of Cook County Clerk's Office

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

Dated 12-1, 1994

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said

this 1st day of December, 1994.

Notary Public [Signature]

"OFFICIAL SEAL"

RHONDA ANN MADINA

Notary Public, State of Illinois

My Commission Expires 5/23/95

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 12-1, 1994

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said

this 1st day of December, 1994.

Notary Public [Signature]

"OFFICIAL SEAL"

RHONDA ANN MADINA

Notary Public, State of Illinois

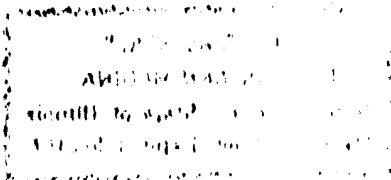
My Commission Expires 5/23/95

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, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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