

UNOFFICIAL COPY

CITY OF EVANSTON 000704

Real Estate Transfer Tax
City Clerk's Office

TRUSTEE'S DEED
IN TRUST

PAID DEC 09 1994

Amount \$ 605.50

0059886

Agent MPM

04059886

COOK
CO. NO. 616

0000003

The above space for recorder's use only

Midwest Trust Services, Inc., as Successor Trustee to Midwest Bank and Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trustee in pursuance of a trust agreement dated the 26th day of December, 1990, and known as Trust Number 90-6111, party of the first part, and Bank One Chicago, N.A., as Trustee Under the Jean W. Smith Trust Dated 2/8/85 party of the second part. Grantee's Address: 1200 CENTRAL AVENUE, WILMETTE, ILLINOIS 60091
WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

Parcel 1: Unit Number 502 in Ridge View Tower Condominium, as Delineated on a survey of the following described real estate: Lot "A" in F. and L. Construction Corporation consolidation of Lot 9 (except the North 15 feet thereof) and Lot 10 (except the South 25 feet thereof) in Block 61 in Evanston in the Southwest 1/4 of Section 12, Township 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 04022337 together with its undivided interest in the common elements, in Cook County, Illinois.
Parcel 2: The exclusive right to the use of P-23 a limited common element as delineated in the survey attached to the Declaration aforesaid recorded as Document Number 04022337 PIN:

This conveyance is made pursuant to a Deed, Trust Agreement authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate in any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision on part thereof, to execute contracts to sell or exchange, or secure grants of options to purchase, to execute contracts to sell on any terms to convey either with or without consideration, to convey the real estate 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to, or in common with persons in future, and upon any terms and for any period or periods of time, and to secure renewals or extensions of leases upon any terms, and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate, and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, to assign or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate in any manner or in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced in the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all persons, (c) that the 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 the trustee or their predecessor in trust

The interest of each beneficiary under the trust agreement and of all persons claiming under them in any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 such case made and provided

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date hereof

In WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Assistant Vice President, and attested by its Trust Administrator this 26th 12TH day of December, 1994

Midwest Trust Services, Inc.
As Trustee as Aforesaid,
Grantor

By: Emily S. Mentore
Attest: [Signature]

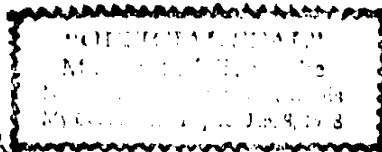
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
21-00
60.50
Cook County, Illinois
04059886
DEC 20 AM 8:18
Document Number

7533574
425 EC 97
19/11/94

BOX 333-CTI

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STATE OF ILLINOIS 155
COUNTY OF COOK 1



On December 21st 1994, the foregoing instrument was acknowledged before me by
Emily S. Mentone Assistant Vice President
of Midwest Trust Services, Inc., an Illinois corporation and by Deanna M. Quinn
Land Trust Administrator of said corporation, who affixed the seal of said corporation on all on behalf of said corporation.

This instrument was prepared by
Deanna M. Quinn
MIDWEST TRUST SERVICES, INC.
1606 N. Harlem Avenue
Linwood Park, Illinois 60635

Margaret M. Swickie
Notary Public
My Commission Expires
January 8, 1998

D
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L
I
V
I
R
Y

NAME BERNARD J WALL
CARROLL, KLINE & WALL
STREET SUITE 620
CHASE FIRST NATIONAL PLAZA
CITY CHICAGO, IL 60602
OR
BOX

Evanston, IL
Unit 502, 1567 Ridge Ave.,
For information only. Insert street address of
above described property.

Send subsequent Tax Bills to

..... No
..... Ad

Property of Cook County Clerk's Office

04053886

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DECLARATION OF APPOINTMENT OF SUCCESSOR IN TRUST

Section 1. Parties; Date. This Declaration of Appointment of Successor in Trust (the "Appointment") is made as of June 1, 1994, by and between Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee (the "Former Trustee") under the Land Trusts, as defined in Section 2 of this Appointment, and Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee (the "Successor Trustee") under the Land Trusts.

Section 2. Definitions. The following capitalized terms have the respective meanings defined in this Section 2.

"Act" means the Corporate Fiduciary Act, 205 ILCS 620.

"Agreement" means the Agreement of Succession of Trust Business and Assignment of Accounts dated as of June 1, 1994, between First Midwest Corporation of Delaware, an Illinois Corporation, the holding company owning all of the issued and outstanding shares of Former Trustee, and the Successor Trustee, with respect to the trust business of the Former Trustee, including its trusteeship under the Land Trusts.

"Appointment" means this Declaration of Appointment of Successor in Trust.

"Former Trustee" means Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under the Land Trusts.

"Land Trusts" means those Illinois Land Trusts as such are defined in the Illinois Land Trust Recordation and Transfer Act, 765 ILCS 420/2, identified by Trust Number and/or Recording Document Number of the Deed(s) in Trust attached hereto as Exhibit A, and incorporated herein, pursuant to which the Former Trustee held title to the real estate described in Exhibit A.

"Successor Trustee" means Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee under the Land Trusts.

Section 3. Recitals. The following recitals of fact are a material part of this Appointment:

a. Pursuant to the Agreement, the Former Trustee has appointed the Successor Trustee as Trustee, in place of the Former Trustee, of the Land Trusts, as of the date of this Appointment.

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b. Pursuant to Section 3-3 of the Act, title under the respective Land Trusts to the real estate held by the Former Trustee was vested by law in the Successor Trustee as of the date of this Appointment.

c. None of the Land Trusts contain provisions which would have prohibited the Successor Trustee from being so vested, pursuant to Section 3-3 of the Act, in the Former Trustee's title to the real estate with full power to act as Trustee under the Land Trusts.

d. This Appointment is executed, acknowledged and recorded to give notice to all persons that all power to act as Trustee and all right, title and interest of the Former Trustee to the real estate in the Land Trusts is now vested in the Successor Trustee.

Section 4. Appointment of Successor Trustee. The Former Trustee:

a. Hereby confirms the appointment of the Successor Trustee as Trustee under each of the Land Trusts and the vesting of all right, title and interest of the Former Trustee to the Land Trusts' real estate in the Successor Trustee by law pursuant to Act and

b. Hereby declares the Successor Trustee appointed as Trustee under each of the Land Trusts, with all the powers to deal with title to the real estate set forth in the respective Deeds in Trust to the Former Trustee, as Trustee under the Land Trusts. All instruments executed by the Former Trustee prior to June 1, 1994 in respect to any real estate described on Exhibit A to this Appointment are hereby confirmed and ratified.

Section 5. Acceptance of Appointment by Successor Trustee. The Successor Trustee hereby confirms its acceptance as of the date of this Appointment, of all duties and powers as Trustee under the Trusts created by each of the Land Trusts.

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IN WITNESS WHEREOF, the Former Trustee and the Successor Trustee have executed this Appointment as of the date stated in Section 1.

FORMER TRUSTEE:

SUCCESSOR TRUSTEE:

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: Brad A. Luecke
Its President

By: [Signature]
Its President

Attest:

Attest:

By: [Signature]
Its Secretary

By: [Signature]
Its Secretary

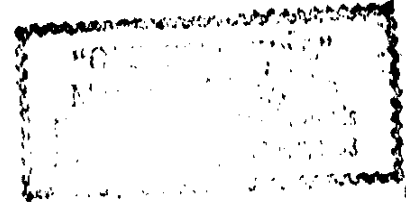
STATE OF ILLINOIS
COUNTY OF COOK

) SS)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Brad Luecke, personally known to me to be the President of Midwest Bank & Trust Company, a Corporation, and Chester Szyska, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of December 1994.

[Signature]
Notary Public



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CHICAGO TITLE INSURANCE COMPANY
RESIDENTIAL COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 007533120 DB

- 0 16. THE DEVELOPER'S CERTIFICATE, WHICH IS MADE A PREREQUISITE TO THE SUBMISSION OF A CONVERSION CONDOMINIUM TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT BY SECTION 30 OF SAID ACT, SHOULD BE APPENDED TO THE DECLARATION OF CONDOMINIUM TO COME.

SAID CERTIFICATE SHOULD STATE THE DATE THE REQUIRED NOTICE OF INTENT WAS GIVEN.

- " 17. THE FIRST DEED TO AN INDIVIDUAL UNIT SHOULD CONTAIN THE FOLLOWING LANGUAGE:

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

- (A) THE TENANT OF UNIT 507 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;

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