

# UNOFFICIAL COPY



Doc#: 0406542041  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/05/2004 07:56 AM Pg: 1 of 4

## TRUSTEE'S DEED IN TRUST

**G.T.T./W**

8182489 *AB*  
*10 of 4 all*

The above space is for the recorder's use only

### MIDWEST BANK AND TRUST

COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deed in trust, duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated the 11<sup>th</sup> day of September, 1986 and known as Trust Number 86-09-5050 party of the first part, and Midwest Bank and Trust Company, as Trustee under Trust Agreement dated October 3, 1985 and known as Trust Number 85-10-4833-----par t y of the second part.

Grantee's address: 1606 N. Harlem Avenue, Elmwood Park, Illinois 60707-----

WITNESSETH, that said party of the first part, in consideration of Ten and 00/100 (\$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 describe real estate, situated in Cook County, Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property address: 464 N. Austin Boulevard. Oak Park, Illinois 60302  
PIN: 06-08-123-029-0000

This conveyance is made pursuant to Direction 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 or any part thereof to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with our without consideration; to convey real estate of 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 leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period 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 reversion and to execute contracts to make the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 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 on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into

**BOX 333-CP**

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the necessity or expediency of any act of the trustee, or to be obliged or privileged 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 bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instruments, 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in 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 Trust Officer, and attested by its Trust Officer this 5<sup>th</sup> day of December, 2003.

**Exempt under provisions of Paragraph 2,  
Section 4, Real Estate Transfer Tax Act.**

3/1/04  
Date  
[Signature]  
Buyer, Seller, or Representative

MIDWEST BANK AND TRUST COMPANY,  
as Trustee, as aforesaid

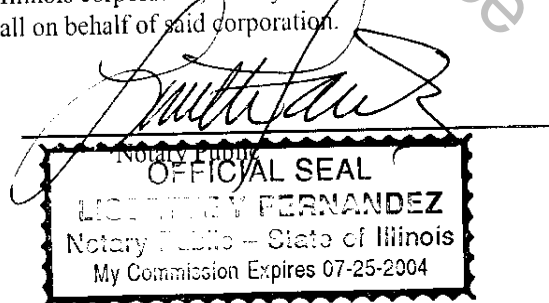
By: [Signature]  
Authorized Signer

Attest: [Signature]  
Authorized Signer

STATE OF ILLINOIS }  
COUNTY OF COOK }

On December 5, 2003 the foregoing instrument was acknowledged before me by Rosanne M. DuPass, Authorized Signer of MIDWEST BANK AND TRUST COMPANY, an Illinois corporation, and by Laurel D. Thorpe, Trust Officer of said corporation, who affixed the seal of said corporation, all on behalf of said corporation.

This instrument prepared by  
Rosanne DuPass  
MIDWEST BANK AND TRUST COMPANY  
1606 N. Harlem Avenue  
Elmwood Park, IL 60707



Mail recorded deed to  
Midwest Bank and Trust Company  
Trust Department  
1606 N. Harlem Avenue  
Elmwood Park, IL 60707

Mail tax bills to:  
Midwest Bank and Trust Company  
As Trustee, uti 85-10-4833  
1606 N. Harlem Avenue  
Elmwood Park, IL 60707

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## EXHIBIT 'A'

### LEGAL DESCRIPTION

LOTS 4 AND 5 IN BLOCK 36 IN RIDGELAND, A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 7, AND THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 464 N. AUSTIN BOULEVARD  
OAK PARK, IL 60302

PIN: 06-08-123-029-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

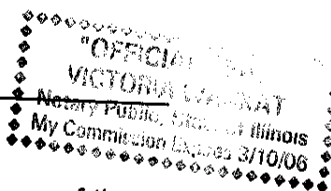
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/1/04

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Abby Billings THIS 1st DAY OF March, 2004.

NOTARY PUBLIC Victoria Wankat



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 3/1/04

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Abby Billings THIS 1st DAY OF March, 2004.

NOTARY PUBLIC Victoria Wankat



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.]