

UNOFFICIAL COPY

TRUST TO TRUST  
TRUSTEE'S DEED



Doc#: 0407919002  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 03/19/2004 08:14 AM Pg: 1 of 4

MB Financial Bank, N.A.  
475 E. 162<sup>nd</sup> Street  
South Holland, IL 60473-1524

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE, NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

THIS INDENTURE, made this 11th day of March, 2004, between MB Financial Bank, N.A., a National Banking Association, as successor Trustee and not personally, to South Holland Trust and Savings Bank under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 2nd day of December, 2003, and known as Trust No. 12500 party of the first part, and Standard Bank & Trust Company as Trustee under Trust Agreement dated November 18, 2003 and known as Trust Number 17999, parties of the second part, of: 2400 West 95<sup>th</sup> Street, Evergreen Park, IL 60805

witnessed, that said party of the first part, in consideration of the sum of Ten Dollars & 00/100 [\$10.00] and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Exempt under 35 ILCS 200/31-30  
200/31-45. (e)

Legal Description:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

Together with the tenements and appurtenances thereunto belonging.

Subject to:

PIN: 26-17-123-075-0000

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, and benefit of said party of the second part. This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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 above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate, building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part 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 Assistant Secretary, the day and year first above written.

MB Financial Bank, N.A., as successor trustee and not personally

By: Spring Alexander Trust Officer

Attest: Lisa Morris Assistant Secretary

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STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned

Notary Public in and for said County, in the state aforesaid, DOUBLEV C. RICH, TRUST  
Spring Alexander, Trust Officer of MB Financial Bank, N.A.

Lisa F. Morris Asst. Secretary of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument, and

Lisa F. Morris Asst. Secretary respectively appeared before me in full, in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as an act and conveyance of said Bank for the uses and purposes therein set forth, and the said Trust Officer did also then in plain and acknowledge that said Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, and as the free and act of said Bank, for the uses and purposes therein set forth.

This instrument prepared by:

Given under my hand and Notarial Seal this 12th day of March, 2004

Land Trust Dept.  
MB Financial Bank  
475 E. 162nd Street  
South Holland, IL 60473

Notary Public

INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE10829 South Avenue "C"  
Chicago, Illinois 60617D  
E  
L  
I  
V  
E  
R  
YTax bills to:  
NAME

STREET

CITY

DELIVER DEED TO: Standard Bank & Trust Company  
2400 West 95th Street  
Evergreen Park, IL 60805

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, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as it may be desired, in whole or in part, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to enjoy, said premises, or any part thereof, or 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 or a trustee to dedicate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in possession or in future, upon any terms and for any period or periods of time, not exceeding in the case of any single demise the 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 continue 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 reversion 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 other rights of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and in all other ways and in every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to do, and to do 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 in relation to said premises, or in which said premises or any part thereof shall be involved, be required 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 by said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of or in aid 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, so 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 thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that the conveyance made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested in all the rights, title, interest, powers, authorities, duties and obligations of the predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be a joint and several interest, and the interest arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary or claimant shall have any title or interest, legal or equitable, in or to said real estate or such, but only an interest in the earnings, rents and profits thereof payable to him or her.

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## EXHIBIT "A"

Lot Thirty Six (except the South 14 Feet thereof and the South Twenty Three (23) Feet of Lot Thirty Seven in Block One (1), all in the Subdivision of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Fractional Section 17, Township 37 North, Range 15, East of the Third Principal Meridian.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****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 March 12, 2004

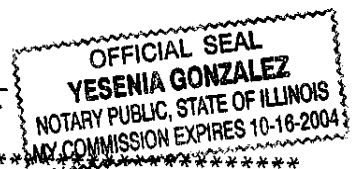
Signature: Nancy T. Wolfranski

Grantor or Agent

Subscribed and Sworn to before me by the said

Nancy T. Wolfranski this 12th day of March, 2004.

Notary Public Yesenia Gonzalez



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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 March 12, 2004

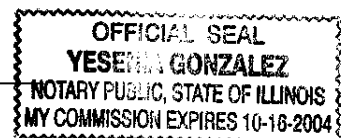
Signature: Nancy T. Wolfranski

Grantor or Agent

Subscribed and Sworn to before me by the said

Nancy T. Wolfranski this 12th day of March, 2004.

Notary Public Yesenia Gonzalez



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.)