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Doc#: 0411732026
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/28/2004 10:25 AM Pg: 1 of 3

TRUSTEE'S DEED IN TRUST

This Indenture made this 10th day of March, 2004 between **MIDWEST BANK AND TRUST COMPANY**, as

Successor Trustee to Midwest Trust Services, Inc., 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 3rd day of October, 1985 and known as **Trust Number 85-10-4833** party of the first part, and **U. S. BANK**, as Trustee, under Trust Agreement dated March 10, 2004 and known as **Trust Number 7901**-- party of the second part.

Grantee's address: 104 N. Oak Park Avenue, Oak Park, Illinois 60301-----

The above space is for the recorder's use only

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: 912-914 S. Austin Boulevard, Oak Park, Illinois
PIN: 16-17-323-026

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, or execute contracts to sell on any terms, to convey either with or 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

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

0401-07798

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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 Assistant this 10th day of March, 2004.

MIDWEST BANK AND TRUST COMPANY,
as Trustee, as aforesaid

By: Rosanne M. DuPass

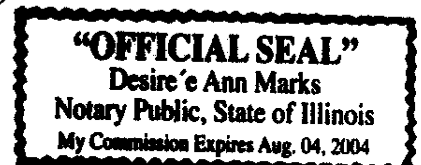
Attest: Laurel D. Thorpe

STATE OF ILLINOIS }
COUNTY OF COOK }

On March 10, 2004, the foregoing instrument was acknowledged before me by Laurel D. Thorpe, Trust Officer of MIDWEST BANK AND TRUST COMPANY, an Illinois corporation and by Rosanne M. DuPass, Trust Assistant of said corporation, who affixed the seal of said corporation, all on behalf of said corporation.

Desire'e Ann Marks
Notary Public

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



<p>Mail recorded deed to</p> <p>US BANK LAND TRUST 104 NORTH OAK PARK AVENUE OAK PARK, IL 60301</p>	<p>Mail tax bills to:</p> <p>US BANK LAND TRUST 104 NORTH OAK PARK AVENUE OAK PARK, IL 60301</p>
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LOTS 6 AND 7 (EXCEPT THE EAST 7 FEET THEREOF CONDEMNED FOR STREET PURPOSES) IN BLOCK 9 IN AUSTIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To: General taxes for the year 2003/2004 and subsequent years; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; public and utility easements of record; covenants, conditions and restrictions of record, none of which provide for reverter, nor prohibit present use of property, if any.

Property Address: 912-914 South Austin, Oak Park, Illinois

Permanent Index Number: 16-17-323-026



MAR. 16. 04

000004364


REAL ESTATE TRANSFER TAX
0404000
FP 102801

REAL ESTATE TRANSFER TAX	0025250	FP 326670
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8000127393

STATE TAX

STATE OF ILLINOIS



APR. 21. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000063249

REAL ESTATE TRANSFER TAX
0050500
FP 326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 21. 04



COUNTY TAX

REVENUE STAMP