

TRUSTEE'S DEED/TRUST TO TRUST



0414129260

Doc#: 0414129260
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/20/2004 10:52 AM Pg: 1 of 3

GREATBANC TRUST COMPANY, an Illinois Corporation,

under the provisions of a deed or deeds in trust, duly recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 9th day of December, 1976, and known as Trust Number 3908, for the consideration of Ten dollars, and other good and valuable considerations in hand paid, conveys and quit claims to

(Reserved for Recorder's Use Only)

Sharlotte A Smits as Trustee of the Sharlotte A Smits Trust dated November 15, 1994

TICOR TITLE 543789

party of the second part, whose address is 3045 Chicago Road, Steger, IL 60475

the following described real estate situated in Cook County, Illinois, to wit:

The South 15 feet of Lot 20 and all of Lot 21 in Block 6 in Keeney's Second Addition to Columbia Heights, being a Subdivision of the North 1/2 of the South East 1/4 of Section 32 and the North West 1/4 of the South West 1/4 of Section 33, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Tax I.D. 32-33-301-065

together with the tenements and appurtenances thereunto belonging; to have and to hold unto said party of the second part said premises forever.

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

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

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these present by its AVP/Sr Land Trust Officer and attested by its Admin Asst Trust Officer this 16th day of April 2004.

GREATBANC TRUST COMPANY, as Trustee aforesaid

BY Angela Diannette

Asst Vice Pres & Sr Land Trust Officer

ATTEST Evelyn Sebastian

Administrative Assistant Trust Officer

Street address of above described property:

3033 Chicago Road, Steger, IL 60475

BOX 15

UNOFFICIAL COPY

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said 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 said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 no case shall any party dealing with said trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, 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 its, his or their predecessor in trust.

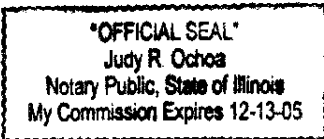
This conveyance is made upon the express understanding and condition that neither grantee, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred is conditioned from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said trust agreement 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 any 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 earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of titles 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.

STATE OF ILLINOIS
 COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and Trustee of the GREATBANC TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trustee respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that said Trust Officer as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Trust Officer's own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 16th day of April, 2004

[Signature]
 Notary Public

<p>Mail this recorded instrument to:</p>	<p>This instrument prepared by: Michael Welgat P O Box 125 Olympia Fields, IL 60461</p>	<p>GTC GREATBANC TRUST COMPANY P O Box 125 Olympia Fields, Illinois XXXXXX XXXXX</p>
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TICOR TITLE INSURANCE COMPANY


ORDER NUMBER: 2000 000543789 OC
STREET ADDRESS: 3033 CHICAGO ROAD
CITY: STEGER **COUNTY:** COOK COUNTY
TAX NUMBER: 32-33-301-065-0000

LEGAL DESCRIPTION:

THE SOUTH 15 FEET OF LOT 20 AND ALL OF LOT 21 IN BLOCK 6 IN KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY. 12. 04


REVENUE STAMP

REAL ESTATE TRANSFER TAX
00015.00
FP326707

0000018718

STATE OF ILLINOIS

STATE TAX



MAY. 12. 04

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00030.00
FP 102809

0000018792