

UNOFFICIAL COPY

THIS INDENTURE, made this 1st day of July, 2004, between FIRST NATIONAL BANK OF ILLINOIS, a National Banking Association of Lansing, Illinois as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1st day of September, 1977, and known as Trust Number 2871, party of the first part, and FIRST NATIONAL BANK OF ILLINOIS, T/U/T #5779, DATED JULY 1, 2004 whose address is 3256 Ridge Rd., Lansing, IL 60438, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) Dollars,



Doc#: 0500434047
 Eugene "Gene" Moore Fee: \$30.50
 Cook County Recorder of Deeds
 Date: 01/04/2005 11:39 AM Pg: 1 of 4

(Reserved for Recorder's Use Only)

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:

DESCRIBED ON THE LEGAL DESCRIPTION RIDER, WHICH RIDER IS ATTACHED TO AND MADE A PART OF THIS DEED.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

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 there be) 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 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 vice president and attested by its trust officer, the day and year first above written.

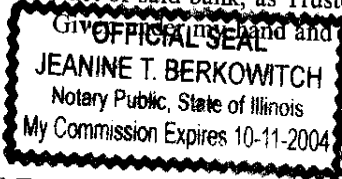
FIRST NATIONAL BANK OF ILLINOIS, As Trustee as Aforesaid,

By: David G. Clark
 DAVID G. CLARK, V.P. & TRUST OFFICER

Attest: Carol J. Steinhauer
 CAROL J. STEINHAUER, TRUST OFFICER

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that David G. Clark, V.P. & Trust Officer of the FIRST NATIONAL BANK OF ILLINOIS, and Carol J. Steinhauer, Trust Officer of said Bank, who are 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 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 Bank, and Trustee as aforesaid, for the uses and purposes therein set forth; and the said Carol J. Steinhauer, Trust Officer then and there acknowledged that (s)he caused the Corporate Seal of said Bank to be affixed to said instrument as her/his own free and voluntary act and as the free and voluntary act of said bank, as Trustee aforesaid, for the uses and purposes therein set forth.



Jeanine T. Berkowitch
 Notary Public

Mail Tax Bills to:

Mail to:

This instrument prepared by:

David G. Clark
 First National Bank of Illinois
 3256 Ridge Road, Lansing, Illinois



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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said property 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 term of 198 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 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 or 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 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 fully 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 said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the trustee, in its own name, as trustee of an express trust and not individually (and the trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition 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 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 the 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 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.

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ATTACHED TO AND MADE A PART OF THE TRUSTEE'S DEED IN TRUST DATED JULY 1, 2004 FROM FIRST NATIONAL BANK OF ILLINOIS, T/U/T #2871, DATED SEPTEMBER 1, 1977, TO: FIRST NATIONAL BANK OF ILLINOIS, T/U/T #5779, DATED JULY 1, 2004. *xy*

LEGAL DESCRIPTION:

LOT 3 IN PECORA'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 BRANCH OF THE SOUTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 19, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND GREAT EASTERN RAILROAD, ALL IN TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL 1/4; THENCE EAST, ON THE SOUTH LINE THEREOF 305.37 FEET) THENCE NORTH ON A LINE AT RIGHT ANGLES TO SAID SOUTH LINE, 33.0 FEET TO THE SOUTH LINE OF SAID LOT 3 FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH ON SAID RIGHT ANGLE LINE TO THE NORTH LINE OF THE SOUTH 17.0 FEET OF SAID LOT; THENCE EAST ON SAID NORTH LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND GREAT EASTERN RAILROAD (PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY) AFORESAID; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE TO THE SOUTH LINE OF LOT 3 AFORESAID; THENCE WEST ON SAID SOUTH LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

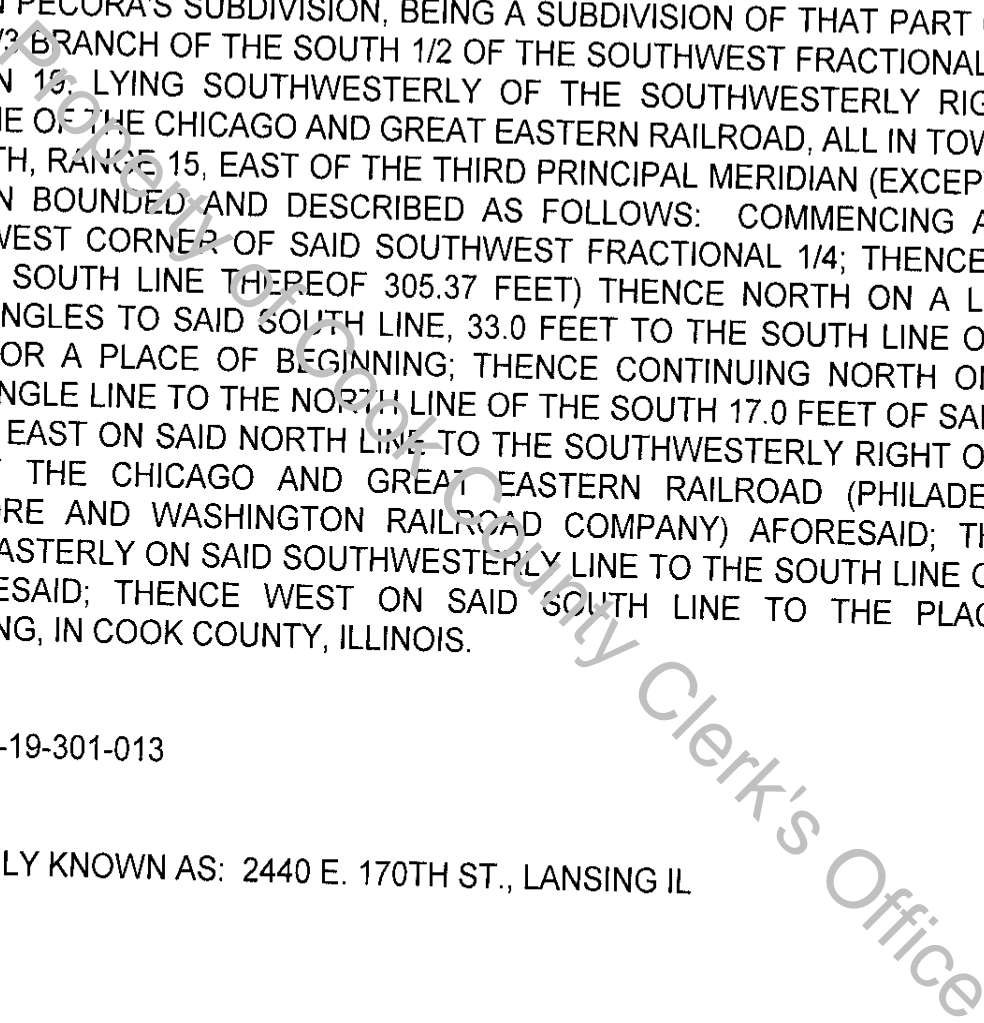
P.I.N: 30-19-301-013

COMMONLY KNOWN AS: 2440 E. 170TH ST., LANSING IL

Exempt under provision of Paragraph.....**E**....., Section 4, Real Estate Transfer Tax Act.

7/1/04
Date

[Signature]
of Representative



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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

The grantor or her agent affirms that, to the best of her knowledge, 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 a 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: December 31, 2004

GRANTOR

By: Sela L. Brown Agent

Subscribed and sworn to before me
this 31st day of December, 2004.

Sela L. Brown
NOTARY PUBLIC



The grantee or its 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: December 31, 2004

GRANTEE

By: Sela L. Brown Agent

Subscribed and sworn to before me
this 31st day of December, 2004.

Sela L. Brown
NOTARY PUBLIC



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.]