

UNOFFICIAL COPY



LAKESIDE BANK



0504849117

Doc#: 0504849117  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/17/2005 10:34 AM Pg: 1 of 4

TRUSTEE'S DEED

THIS INDENTURE, Made this 5<sup>th</sup>  
Day of January, 2005  
between Lakeside Bank, an Illinois Banking  
Corporation, as Trustee, and not personally,  
under the provisions of a deed or deeds in  
trust duly recorded and delivered to said  
Lakeside Bank, in pursuance of a Trust  
Agreement dated the 16<sup>th</sup> day of

(The Above Space for Recorder's Use Only)

May, 2003 and known as Trust Number 10-2522, party of the first part and  
Harris Trust and Savings Bank, as trustee, under Trust Agreement  
Dated 11-1-04 and known as Trust No. HTN-3148

of Unit 504, 8822 Brookfield Avenue, Brookfield, IL 60513  
party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100  
(\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby convey and  
quit claim unto said party of the second part, the following described real estate, situated in  
Cook County, Illinois, to wit:

*Please See Exhibit A attached hereto and made apart hereof*

*"This conveyance incorporates and is subject to all of those terms and conditions contained in that Exhibit attached to and made a part of it."*

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 and  
benefit forever of said party of the second part.

Property Address: Unit 504, 8822 Brookfield Avenue, Brookfield, IL 60513  
15-34-422-031-0000, 15-34-422-032-0000, 15-34-422-033-0000  
Permanent Index Number: 15-34-422-034-0000, 15-34-422-035-0000, 15-34-422-036-0000

6706501 / of 1  
FREEDOM TITLE CORP.

4

# UNOFFICIAL COPY

This deed is executed by party of the first party 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 any trust deeds or mortgages 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 Trust Officer and attested by its Assistant Trust Officer, the date and year first above written.

This instrument was prepared by the  
Land Trust Department of Lakeside Bank  
55 W. Wacker Drive  
Chicago, Illinois 60601-1699

Lakeside Bank  
As Trustee Aforesaid,

By *Vincent J. Tolve*  
Vice-President and Trust Officer

Attest *Philip Cacciatore*  
Assistant Trust Officer or Secretary

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, Agnes Tamusuza, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Vincent J. Tolve, Vice-President and Trust Officer of Lakeside Bank and Philip Cacciatore, Assistant Trust Officer or Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer or Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instruments as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.  
GIVEN under my hand and Notarial Seal this 6<sup>th</sup> Day of January, 2005



*Agnes Tamusuza*  
NOTARY PUBLIC

MAIL TO: Branch 1115 Ltd  
130 E. State St, 103  
Naperville, IL 60563

TAX BILLS TO: 8800 Bank Plaza Ave  
Unit 509, Brookfield  
IL 60513

# UNOFFICIAL COPY

## Exhibit "A"

LEGAL DESCRIPTION:

PARCEL 1: UNIT 504 IN THE BROOKFIELD TERRACE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0427844050 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF GARAGE UNIT NUMBER G-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0427844050.


\*\*\*\*\*

THE FOLLOWING LANGUAGE SHOULD ALSO BE INCLUDED ON THE DEED:


"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

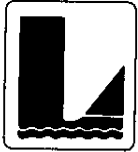
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

POSTAGE METER SYSTEMS

|           |   |              |                          |
|-----------|---|--------------|--------------------------|
| STATE TAX | STATE OF ILLINOIS   | # 0000004388 | REAL ESTATE TRANSFER TAX |
|           |  FEB.-2.05 |              | 00267.50                 |
|           | COOK COUNTY   |              | FP351010                 |

|            |   |              |                          |
|------------|---|--------------|--------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX   | # 0080003181 | REAL ESTATE TRANSFER TAX |
|            |  FEB.-2.05 |              | 00133.75                 |
|            | REVENUE STAMP   |              | FP351019                 |

**UNOFFICIAL COPY**

Lakeside Bank

55 WEST WACKER DRIVE • CHICAGO, ILLINOIS 60601-1699 • (312) 435-5100

**EXHIBIT**

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 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 in respect of 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 title, estate, rights, powers, authorities, duties and obligations of its, his or her 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 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 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.