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WSN

TRUSTEE'S DEED-in-TRUST

THIS INSTRUMENT WAS PREPARED BY

KATHERINE HARRIS

WESTERN SPRINGS NATIONAL BANK

AND TRUST - Trust Department

4456 Wolf Road, Western Springs, Illinois 60558

THIS INDENTURE, made this 25<sup>th</sup> day of February, 2005, between WESTERN SPRINGS NATIONAL BANK and TRUST, a national banking association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 6<sup>th</sup> day of December, 1996, and known as Trust Number 3564, party of the first part, and Bridgeview Bank Group, as Trustee under an Agreement dated March 19, 2004, and known as Trust Number 1-3110; with an address in c/o: 4753 North Broadway, Chicago, IL 60640 -----



Doc#: 0507633107  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 03/17/2005 10:19 AM Pg: 1 of 6

The above space for recorders use only

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, 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:

C.T.I./W

SEE LEGAL DESCRIPTION RIDER "EXHIBIT A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

82125959  
2509212

c/k/a: 420 Beach Street, La Grange Park, IL 60525

Permanent Index Number: 15-33-415-011-0000 & 15-33-414-059-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and ins said Trust Agreement set forth.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

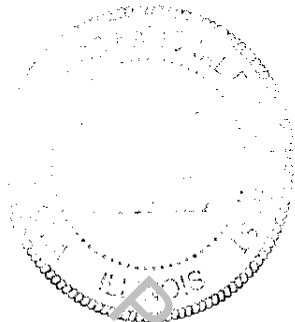
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

5/11/05  
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# UNOFFICIAL COPY

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 duly authorized officers, the day and year first above written.



**WESTERN SPRINGS NATIONAL BANK AND TRUST,**  
as Trustee, as aforesaid, and not personally,

By *[Signature]*  
**DANIEL N. WLODEK/VICE-PRESIDENT/TRUST OFFICER**

Attest *[Signature]*  
**VANCE E. HALVORSON/SENIOR VICE-PRESIDENT/ATO**

STATE of ILLINOIS }  
COUNTY of DuPAGE } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the persons whose names are subscribed to this deed are personally known to me to be the duly authorized officers of **WESTERN SPRINGS NATIONAL BANK AND TRUST**, and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their 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 Notary Seal, Date: February 25, 2005

Notary Public *Katherine Harris*

**DEVELOPER INSTRUCTIONS**

**NAMES AFTER RECORDING PLEASE RETURN TO:**

**STREET** H. James Slinkman, Esquire  
17559 Allison Lane

**CITY** Orland Park, IL 60467

**FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTIES:**

420 Beach Street  
La Grange Park, IL 60525

**MAIL SUBSEQUENT REAL ESTATE TAX BILLS TO:**

RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

Exempt under Provision \_\_\_\_\_ Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Tax Act

3-10-05  
Date

*[Signature]*  
Buyer, Seller or Representative

**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 in 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 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 subject to any claim, judgment, or decree for anything it or they or its 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 the 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 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.

# UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER – “EXHIBIT A”

- Parcel 1:** Lot Four (4) (except the South [S] 31.78 feet thereof) in Block “C” in F.H. Bartlett’s First (1<sup>st</sup>) Addition to Portia Manor being a Subdivision of the East Seven Hundred and Ninety feet (E 790’) of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Thirty-nine North (39 N), Range Twelve (12), East (E) of the Third (3<sup>rd</sup>) Principal Meridian, in Cook County, Illinois.
- Parcel 2:** That part of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Thirty-nine North (39 N), Range Twelve (12), East (E) of the Third (3<sup>rd</sup>) Principal Meridian, described as follows: Beginning on the West (W) Line of the East Seven Hundred Ninety feet (E 790’) of the South Half (S ½) of the Southeast Quarter (SE ¼) of said Section, being also the West (W) Line of Frederick H. Bartlett’s First (1<sup>st</sup>) Addition to Portia Manor, recorded as Document Number 5650787, at a point being the Northwest (NW) corner of Lot Seven (7) in said Addition, thence West (W) along the Westward Extension of the North (N) Line of said Lot Seven (7), a distance of Forty feet (40’), thence North (N) along a line parallel to the East (E) Line of said Southeast Quarter (SE ¼), a distance of 1688.51 feet more or less to the former South (S) Right-of-Way of the Chicago and West Towns Electric Railroad (Suburban Railroad), thence Northeasterly (NE’ly) along the said Right-of-Way Line, said Line being a curved line convex to the Northwest (NW) and having a radius of 548.69 feet, an arc distance of 35.70 feet more or less, to the West (W) Line of Lot Two (2), in Block Twenty-eight (28) in H.C. Stone and Company’s Addition to La Grange Park, recorded as Document Number 8339801, said point being also the Northwest (NW) corner of said Lot Two (2), thence South (S) along said West (W) Line of Lots Two (2) through Ten (10) in said Block Twenty-eight (28) to the center of Grant Avenue, a distance of 529.33 feet, more or less, thence East (E) along said center of Grant Avenue, a distance of 8.89 feet, more or less, to the West (W) Line of the East Seven Hundred Ninety feet (E 790’) more or less, to the South Half (S ½) of the Southeast Quarter (SE ¼) of said Section, thence South (S) along South West (SW) Line, a distance of 1176.31 feet more or less, to the Point of Beginning, (excepting the South Four Hundred Fifty-eight feet [S 458’] thereof also excepting that part thereof lying North [N] of a Line which is an extension West [W] of the South [S] Line of Lot One [1] in Block “C” in Bartlett’s First [1<sup>st</sup>] Addition aforesaid) lying West (W) of and adjoining Lot Four (4), (except the South [S] 31.78 feet thereof) in Block “C” in Frederick H. Bartlett’s First (1<sup>st</sup>) Addition to Portia Manor, being a Subdivision of the East Seven Hundred Ninety feet (E 790’) of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Thirty-nine North (39 N), Range Twelve (12), East (E) of the Third (3<sup>rd</sup>) Principal Meridian, and South (S) of the North (N) Line of said Lot Four (4) (except the South [S] 31.78 feet thereof) in Block “C” in Frederick H. Bartlett’s First (1<sup>st</sup>) Addition to Portia Manor, being a Subdivision of the East Seven Hundred Ninety feet (E 790’) of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Thirty-nine North (39 N), Range Twelve (12), East (E) of the Third (3<sup>rd</sup>) Principal Meridian, extended Westerly (W’ly) and North (N) of the South (S) Line of said Lot Four (4) (except the South [S] 31.78 feet thereof) in Block “C” in Frederick H. Bartlett’s First (1<sup>st</sup>) Addition to Portia Manor, being a Subdivision of the East Seven Hundred Ninety feet (E 790’) of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Thirty-nine North (39 N), Range Twelve (12), East (E) of the Third (3<sup>rd</sup>) Principal Meridian, extended Westerly (W’ly) in Cook County, Illinois.

**c/k/a: 420 Beach Street, La Grange Park, IL 60525**

**Permanent Index Numbers: 15-33-415-011-0000 & 15-33-414-059-0000**

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

M. Lu Slonker, being duly sworn on oath, states that he resides at 5737 Kensington, Country Club Re-420 Beach. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

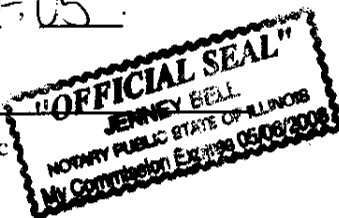
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 3-10 day of 05.

[Signature]  
Notary Public



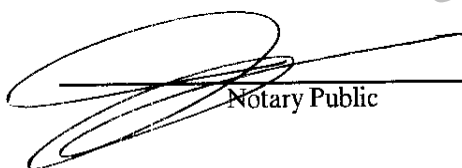
# UNOFFICIAL COPY

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 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 3-11-05, \_\_\_\_\_ Signature:   
Grantor or Agent

Subscribed and sworn to before me by the  
said Michael Slinkman  
this \_\_\_\_\_ day of 3-11-05

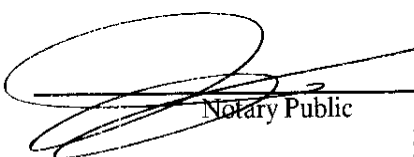
  
Notary Public

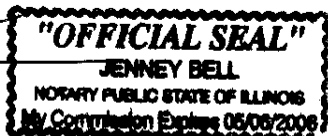


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-11-05, \_\_\_\_\_ Signature:   
Grantee or Agent

Subscribed and sworn to before me by the  
said Michael Slinkman  
this \_\_\_\_\_ day of 3-11-05

  
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.]