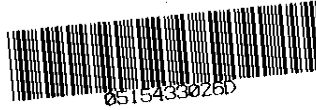


# UNOFFICIAL COPY

Address of Property:  
8300 Callie Avenue, Unit F-102  
Morton Grove, IL 60053



Doc#: 0515433026  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/03/2005 07:53 AM Pg: 1 of 4

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107

## TRUSTEE'S DEED (In Trust)

This Indenture, made this 19th day of May, 2005, between Parkway Bank and Trust Company, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated December 27, 2003 and known as Trust Number 13705, as party of the first part, and PHYLLIS B. BOLKER as Trustee of the PHYLLIS BOLKER REVOCABLE TRUST dated September 17, 1975. as party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant sell and convey unto the said party of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

(See Exhibit A for Legal Description and PIN, and Rider for Trust Powers)

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement which specifically allows conveyance from Trust to Trust and is subject to all notices, liens, and encumbrances of record and additional conditions, if any on the reverse side hereof.

DATED: 19th day of May, 2005.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
NO. 01650 AMOUNT \$ 846.00 DATE 5/16/05  
ADDRESS 8300 CALLIE # F-102  
(VOID IF DIFFERENT FROM DEED)

Parkway Bank and Trust Company,  
as Trust Number 13705

BY [Signature]

By [Signature]  
Jo Ann Kubinski  
Assistant Trust Officer

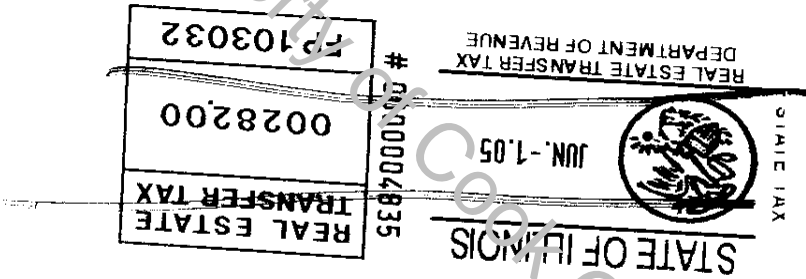
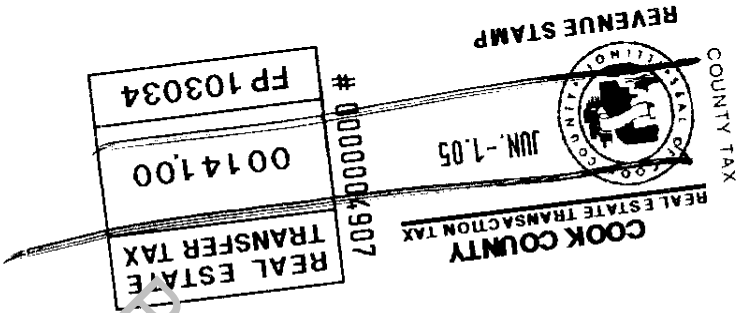
Attest: [Signature] (SEAL)  
Marianne Wagener  
Vice President



4K4

BOX 333-CV

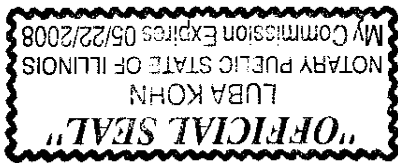
# UNOFFICIAL COPY



Address of Property  
8300 Calle Avenue, Unit F-102  
Morton Grove, IL 60053

MAIL TO:  
PHYLLIS B. BOLKER  
8300 Calle Avenue, Unit F-102  
Morton Grove, IL 60053

This instrument prepared by: Jo Ann Kubinski, 4800 N. Harlem Avenue, Harwood Heights, Ill. 60706



*Luba Kohn*  
Notary Public

Given under my hand and notary seal, this 19th day of May 2005.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jo Ann Kubinski, Assistant Trust Officer and Marianne Wagener, Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS )  
) SS.  
) COUNTY OF COOK )

# UNOFFICIAL COPY

## Exhibit A

### Parcel 1:

Unit F-102 in The Woodlands Of Morton Grove Condominiums (originally named Lincoln Avenue Condominiums pursuant to declaration recorded as document number 00451023 and amended, restated and renamed The Woodlands Of Morton Grove Condominiums pursuant to document number 0020639239), as delineated on a survey of part of the West ½ of the Northwest ¼ of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, in Niles Township, Cook County, Illinois, which survey is attached as Exhibit "C-1" to the Second Amended And Restated Declaration Of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws For The Woodlands Of Morton Grove Condominium Association, recorded as document number 0505434036, as further amended from time to time; together with its undivided percentage interest in the common elements.

### Parcel 2:

The exclusive right to the use of Parking Space(s) F-P-47 and Storage Space(s) E-S-47, all as limited common elements, as delineated on the survey attached to the Second Amended And Restated Declaration aforesaid recorded as document 0505434036.

### Parcel 3:

Easement for ingress and egress for the benefit of Parcels 1 and 2 as created by Amended and Restated Declaration of Covenants Conditions and Restrictions recorded June 7, 2002 as document number 0020639236.

### Subject To:

General real estate taxes not due and payable on the date of execution of this Deed; easements, covenants, conditions and restrictions of record as of the date hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

PIN Number: 10-20-121-033, 10-20-301-029 and 10-20-301-030 (includes other property)

Property Address: 8300 Callie Avenue, Unit F-102, Building F, Morton Grove, Illinois

# UNOFFICIAL COPY

## RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

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 and 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 premises 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 property, or any part thereof, to lease said property, 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, 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 property, 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 premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 in relation to said 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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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.

The interest of each and every beneficiary hereunder and 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.