

9

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Address of Property:  
7035 N. MILWAUKEE  
NILES, IL 60648



Doc#: 0610802072 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2006 08:34 AM Pg: 1 of 4

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
4-06-06
7035 MILWAUKEE
15113 \$ 4800.00

## TRUSTEE'S DEED (In Trust)

MTC # 2010-079 BL

M.G.R. TITLE

This Indenture, made this 4th day of April, 2006,  
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 9-2-04 and known as Trust Number  
13831, as party of the first part and PARKWAY BANK & TRUST COMPANY, Trustee  
under Trust Agreement dated 3-23-06 and known as Trust Number 14139, 4800 N. HARLEM  
AVE, HARWOOD HTS., IL 60706 is 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 convey  
and quit claim 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: 4th day of April, 2006.

Parkway Bank and Trust Company,  
as Trust Number 13831

By [Signature]  
Diane Y. Peszynski  
Vice President & Trust Officer

Attest: [Signature]  
Jo Ann Kubinski  
Assistant Trust Officer





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## 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.

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"A"

THAT PART OF THE NORTH FRACTIONAL HALF OF FRACTION SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION, DISTANT 629.02 FEET SOUTHEASTERLY OF A STONE IN SAID SOUTHWESTERLY LINE MARKING THE NORTH LINE OF SAID FRACTIONAL SECTION 31, WHICH POINT OF BEGINNING IS MARKED BY A CROSS IN A STONE MONUMENT SET BY CHARLES N. ROBERTS, AN ILLINOIS REGISTERED LAND SURVEYOR AND SHOWN ON HIS PLAT OF SURVEY DATED December 12, 1927 AND RECORDED January 24, 1929 AS DOCUMENT NUMBER 10266398 AS MONUMENT NUMBER 1; RUNNING THENCE SOUTHWESTERLY 153.5 FEET TO A POINT IN THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, 256.74 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF NIEMAN'S ADDITION TO NILES WHICH POINT IS MARKED BY A CROSS IN A STONE MONUMENT SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NUMBER 2; THENCE SOUTHEASTERLY 262.58 FEET ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE TO A POINT WHICH IS 63 FEET NORTHWESTERLY OF A POINT MARKED BY A CROSS IN A STONE MONUMENT IN SAID NORTHEASTERLY LINE SET BY SAID SURVEYOR AND SHOWN ON SAID PLAT AS MONUMENT NUMBER 3; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION WHICH IS 294 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF HARTS ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF JANE MIRANDA'S RESERVATION, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN #: 10-31-102-014-0000

Commonly known as: 7035 NORTH MILWAUKEE AVENUE  
NILES, Illinois 60714