

NORTH STAR

UNOFFICIAL COPY

TRUST COMPANY
An affiliate of Marshall & Ilsley Corporation



Doc#: 0727131076 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2007 12:08 PM Pg: 1 of 7

Trustee's Deed

This Indenture, made this 6th day of September, 2007 between North Star Trust Company, an Illinois Corporation, successor trustee to MB Financial Bank, N.A., successor to First National Bank of Morton Grove under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 27th day of September, 1996 and known as Trust Number 96126 party of the first part, and **NorthAsh, LLC** party of the second part.

ADDRESS OF GRANTEE(S): 1544 N. Ashland, Chicago, IL 60622

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Cook Illinois, to wit:

See Legal Description attached and made a part hereof

P.I.N. 17-06-204-041-0000

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the 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.

In Witness Whereof, said part 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 Trust Officer and attested by its Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY

As Trustee, as aforesaid,

By: James A. Hoyle
Trust Officer

Attest: Murtya Oustell
Trust Officer

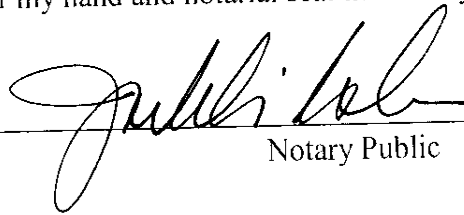
Exempt under Real Estate Transfer Tax Law 35 (LCS 200/31-45
sub par. 2 and Cook County Ord. 93-0-27 par. 4
Date 9/28/07 Sign. [Signature]

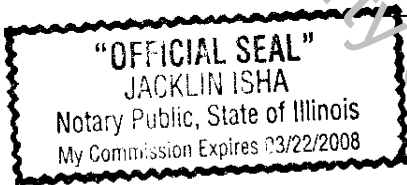
UNOFFICIAL COPY

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 Laurel D. Thorpe, Trust Officer and Maritza Castillo, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal the 6th day of September, 2007.


Notary Public



Property of Cook County Clerk's Office

MAIL TO:

ADDRESS OF PROPERTY

1540 N. Ashland
Chicago, Illinois 60622

THIS INSTRUMENT PREPARED BY:

Laurel D. Thorpe
North Star Trust Company
500 W. Madison St., Suite 3150
Chicago, Illinois 60661

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 9 (EXCEPT THAT PART LYING EAST OF LINE, 50 FEET WEST OF
AND PARALLEL WITH THE EAST LINE OF SECTION 6, HEREINAFTER
DESCRIBED CONVEYED TO THE CITY OF CHICAGO FOR WIDENING OF
ASHLAND AVENUE) IN BLOCK 17, IN MC REYNOLD'S SUBDIVISION OF
PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

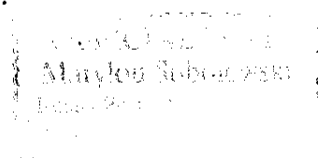
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: 1118, 2007

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me this 18 day of January, 2007.

Notary Public: *Maylon Sobolewski*



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: 1118, 2007

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me this 18 day of January, 2007.

Notary Public: *Maylon Sobolewski*



2006-10-20 11:50

UNOFFICIAL COPY

CHI - MBR&M LLP P 2/2

DIRECTION TO CONVEY

MB Financial Bank, N.A.

6111 North River Road
Rosemont, IL 60018

Date _____

You are hereby authorized and directed to issue your Trustee's Deed under your Trust No. 96226, dated 9/27/92 as follows:

Date of Deed ~~September 25, 1997~~

Grantee North Ash, LLC

Grantee's address 1544 N. Ashland Chicago IL 60622

Consideration to be shown in deed and other good and valuable considerations: \$10

Street address of property 1540 North Ashland Chicago IL 60622

Property Index Number: 17-06-207-041-000

Legal description:

See attached

Subject to: _____

Disposition of proceeds of sale: _____

If the beneficial interest is assigned as collateral, the collateral assignee MUST authorize this direction by signing below.

Consented to:
MB FINANCIAL BANK, N.A. By: _____
Name of Collateral Assignee

Signature

Title: _____

Date: 9/26/07

Close this trust? Yes No

NOTE: If no property remains in this trust after this conveyance, this direction must be accompanied by remittance for all fees including the fee for this deed. Please call trustee for fees.

Deliver to Patricia Laskaris

The undersigned certifies and warrants that the undersigned is/are of legal age and under no legal disabilities whatsoever. Said representation and warranty is made for the purpose of inducing you to act on the within direction.

[Signature]
Signature of Beneficiary

George Liakopoulos
Printed Name of Beneficiary

[Signature]
Signature of Beneficiary

Odysseas Liakopoulos
Printed Name of Beneficiary

[Signature]
Signature of Beneficiary

Christine Liakopoulos
Printed Name of Beneficiary

1540 N. Ashland

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor VALENTE AVILA and BRIGIDA AVILA, his wife, of the County of Cook and State of Illinois for and in consideration of Ten & 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT unto the FIRST NATIONAL BANK OF MORTON GROVE, a national banking association, whose address is 6201 Dempster Street, Morton Grove, Illinois 60053, as Trustee under the provisions of a trust agreement dated the 5th day of September 19 97, known as Trust Number 97157 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED

P.I.N 17-06-204-041-0000 Commonly known as: 1540 N.Ashland Chicago, II

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, 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 successor 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 present or futuro, to lease terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases 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 any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to release, convey or assign any part thereof in all other ways and for such other considerations as 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 obliged to see that 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 obliged to inquire into the 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 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 hereunder, (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 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.

If the title to any of the above lands 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.

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

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal this 5th day of September 1997

Valente Avila (Seal)

Brigida Avila (Seal)

(Seal) (Seal)

State of Illinois, ss. I, Frank J. Zangara a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Valente Avila and Brigida Avila



personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 5th day of Sept. 1997

Frank J. Zangara (Notary Public)

This space for affixing Riders and Revenue Stamps

Document Number

After recording, mail to: FIRST NATIONAL BANK OF MORTON GROVE 6201 Dempster Street Morton Grove, Illinois 60053

For information only insert street address of above described property.

UNOFFICIAL COPY

LOT 9 (EXCEPT THAT PART LYING EAST OF LINE, 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 6, HEREINAFTER DESCRIBED CONVEYED TO THE CITY OF CHICAGO FOR WIDENING OF ASHLAND AVENUE) IN BLOCK 1, IN MC REYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office