



NORTH STAR TRUST COMPANY

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A part of BMO Financial Group



Doc#: 1202716095 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2012 03:31 PM Pg: 1 of 3

Trustee's Deed Trust to Trust

10/1 01111581 Mkt

This Indenture, made this 29th day of December, 2011 between North Star Trust Company, Successor Trustee to Lakeside Bank Successor Trustee to Hyde Park Bank and Trust Company, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 16th day of December, 1973, and known as Trust No. 303 party of the first part, Chicago Title Land Trust Company as Trustee under trust agreement dated December 12, 2011, known as trust number 8002358483, and party of the second part,

Address of Grantee (s): 171 W. Clark Street, 5th Floor, Chicago, Illinois

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 County, Illinois, to wit:

See legal description attached as Exhibit "A"

P.I.N. 17-27-303-027-0000 and 17-27-303-030-0000

Together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behalf forever said party of the second part.

The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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 and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, 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.

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/Trust Officer and attested by its Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY, as Trustee aforesaid

By [Signature] Vice President/Trust Officer

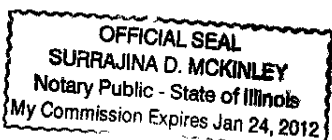
Attest: [Signature] Trust Officer

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 Gregory Kasprzyk, Vice President/Trust Officer and Laurel Thorpe, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/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 Vice President/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 this 29th day of December, 2011

[Signature]



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Notary Public

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

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 and subdivision or part thereof, and to re-subdivide 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 present or in future, 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 changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate of 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, contracts to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of 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 expedience of any act of said Trustee, or be obliged or privileged 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 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 there-under, (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 titles, estate, rights, powers, authorities, duties and obligations of us, his or their predecessors in trust.

The conveyance is made upon the express understanding and condition that neither the 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 agents or attorneys may do or omit to do in or about 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, and all such liability being hereby expressly waived and released. Any contract, obligation of 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 any 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 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 filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and 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 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 the Grantee the entire legal and equitable title in fees simple in and to all of the real estate described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar support in accordance with the statute in such case made and provided.

Mail To:

Chris A. Leach
Daley and George, Ltd.
20 S. Clark St. Suite 400
Chicago, IL 60603

ADDRESS OF PROPERTY

2815-2827 South Wabash Avenue
Chicago IL 60616

THIS INSTRUMENT PREPARED BY:

Danielle McKinley
North Star Trust Company
500 W. Madison St., Suite 3150
Chicago, Illinois 60661

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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

The West 108.00 feet of the following described tract: That part of Lot 5 in Bonfield's Subdivision of Lots 31 to 39, inclusive, and parts of Lots 30 and 40 in J.B. Thomas' Subdivision of Block 87 in the Canal Trustees' Subdivision of the West 1/2 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, and that part of Lots 40, 41, 42 and 43 in J.B. Thomas' Subdivision of Block 87 in said Canal Trustees' Subdivision and that part of Lot 5 in Haydon's Resubdivision of Lots 44 to 48, both inclusive, of the Subdivision of Block 87 in said Canal Trustees' Subdivision, and that part of Lots 1 through 7, inclusive, and 18 through 24, inclusive, and that part of the vacated 16 foot alley lying between said Lots 1 through 7, inclusive, and said Lots 18 through 24, inclusive, in John G. Barrett's Subdivision of Block 88 in said Canal Trustees' Subdivision, all of said parts of said lots and vacated alley being those parts lying South of the South line of the North 11 inches of said Lot 5 in Haydon's Resubdivision and said line extended West, and lying West of the East line of said Lot 5 in Haydon's Resubdivision and the West line of the East 14 feet of said Lots 1 through 7, inclusive, in John G. Barrett's Subdivision, and lying North of the South line of the North 12 feet of said Lot 7 in John G. Barrett's Subdivision and said line extended West, and lying East of the East line of South Wabash Avenue, all in Cook County, Illinois.

Property area= 20,680 sq. ft. or 0.47 acres more or less.

City of Chicago
Dept. of Finance
618297



Real Estate
Transfer
Stamp
\$4,347.00

1/25/2012 14:20
dr00762

Batch 4,079,101

1/27/12 *[Signature]* **B**

COOK COUNTY
REAL ESTATE TRANSACTION TAX
0000007496
JAN. 27. 12
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00207.00
FP 103042