



Doc# 1700304037 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 11:19 AM PG: 1 OF 3

**TRUSTEE'S DEED IN TRUST**

This indenture made this 15<sup>th</sup> day of December, 2016 between MARQUETTE BANK, an Illinois Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 18<sup>th</sup> day of June 1993, and known as Trust Number 12944, of the first part, and

-----TRUST 5025983 LLC, SERIES 2000 S WESTERN-----

Whose address is 217 N. Jefferson St., Ste. 601, Chicago, Illinois 60661, party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and No/100 Dollars AND OTHER GOOD AND VALUABLE consideration in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Permanent Index No.: 16-24-420-062-0000**

**Address of Property: 2000 South Western Avenue, Chicago, Illinois 60608**

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 behoof of said party of the second part.

This Deed is executed pursuant to 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 delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and Assistant Secretary, the day and year first above written.

MARQUETTE BANK, AS TRUSTEE AFORESAID

By: Joyce A. Madsen  
Trust Officer  
Attest: [Signature]  
Assistant Secretary

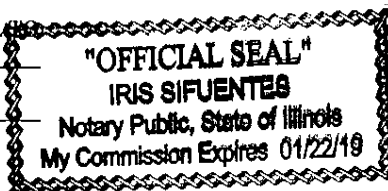
State of Illinois SS  
Cook of Cook

I, the undersigned, a Notary Public, in and for the County of and State, do hereby certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notary Seal the 15<sup>th</sup> day of December, 2016.  
[Signature]  
Notary Public

AFTER RECORDING, PLEASE MAIL TO:  
Ashen Families

217 N. Jefferson St., Ste. 601  
Chicago, IL 60661



THIS INSTRUMENT WAS PREPARED BY:  
Joyce A. Madsen, Marquette Bank  
9533 West 143<sup>rd</sup> Street  
Orland Park, Illinois 60462

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# UNOFFICIAL COPY

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 period 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 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 mortgage by said trustee, be obliged 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 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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 land is now or hereafter registered, the Registrar of Titles is hereby directed not to register for 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

## EXHIBIT "A"

**Parcel 1:** Lots 44, 45, 46, and that part of Lots 47 and 55 to 68, lying North of the North Line of Metropolitan West Side Elevated Railroad Company right of way in Subdivision of Block 12 in Walker's Douglas Park addition in the South East ¼ of Section 24, Township 39 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:** All that part of the North and South Alley running through said Block 12 and lying between Lots 44 and 47 and Lot 55 in said subdivision of Block 12 and lying North of a line drawn from a point 6.4 Feet North of the Southwest Corner of Lot 47 to a point 34.5 Feet North of the Southeast Corner of Lot 55 in said Subdivision of Block 12 and South of the South line of 20<sup>th</sup> Street, in Cook County, Illinois.

<b>REAL ESTATE TRANSFER TAX</b>		22-Dec-2016
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
16-24-420-002-0000   20161201689482   0-497-658-752		
* Total does not include any applicable penalty or interest due.		

<b>REAL ESTATE TRANSFER TAX</b>		22-Dec-2016
	<b>COUNTY:</b>	402.50
	<b>ILLINOIS:</b>	805.00
	<b>TOTAL:</b>	1,207.50
16-24-420-002-0000   20161201689482   2-118-285-504		

Cook County Clerk's Office