

TRUSTEE'S DEED IN TRUST

86023757

The above space for recorder's use only

THIS INDENTURE, made this 7th day of January, 1986, between Midwest Bank and Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trustee in pursuance of a trust agreement dated the 18th day of March, 1971, and known as Trust Number 71-03-560 party of the first part, and Midwest Bank and Trust Company as Trustee under Trust #71-10-686 dated 10-25-71 party of the second part.

Grantee's Address 1606 North Harlem Avenue Elmwood Park, Illinois 60635 WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100's (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

Unit Number 2124-1E as delineated on survey of the following described Parcel of real estate (hereinafter referred to as "Development Parcel"): Lots 9, 10, and 11 in Block 1 in John J. Rutherford's Addition to Chicago, being a Subdivision of the North half of the South half of the North East quarter of Section 36, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "C" to declaration made by the Midwest Bank and Trust Company, as Trustee under Trust Number 75-09-1584, dated 5-28-76 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document Number 23504566, together with an undivided 8.793 percent interest in said Development Parcel (excepting from the said Development Parcel the property and space comprising all the Units thereof as defined and set forth in said declaration and survey), in Cook County, Illinois. PERMANENT INDEX NUMBER 12-36-223-043-1004

This conveyance is made pursuant to a Direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part.

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

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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 the trustee to donate, to dedicate, to mortgage, or otherwise encumber the real estate or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate of any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, real or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every such trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 was in being and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 real estate rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Trust Officer

this 7th day of January 1986

Midwest Bank and Trust Company As Trustee as Affiliated Grantor (Signature) Attest (Signature)

This space for affixing Refers and Revenue Stamps.

86023757

Handwritten notes and signatures on the right margin.

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } SS

On January 7th, 19 86 the foregoing instrument was acknowledged before me by
Barbara Love, Vice President
of Midwest Bank and Trust Company, an Illinois corporation and by Angela Santangelo
Asst. Trust Officer of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

This instrument was prepared by:
Barbara Love
Midwest Bank and Trust Company
1606 N. Harlem Avenue
Elmwood Park, Illinois 60635

Kathleen Hahnfeld
[Signature] Notary Public
My Commission Expires:
7-5-89

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MAIL TO:

NAME MIDWEST BANK AND TRUST CO.
STREET 1606 NORTH HARLEM AVE.
CITY ELMWOOD PARK, ILL. 60635
BOX: _____

2124 N. Harlem Unit 1-E Elmwood Park
For information only. Insert street address of Ill. 60635
above described property.

Send subsequent Tax Bills to:

Name

Address



-86-023757

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11.00 E

Property of Cook County Clerk's Office