

UNOFFICIAL COPY

TRUSTEE'S DEED

50170271

86196271

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

THIS INDENTURE, made this 6th day of May, 1986, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of February, 1985, and known as Trust Number 63461 party of the first part, and LaSalle National Bank as Trustee under Trust Agreement dated July 6, 1984 and known as Trust No. 108590, 135 S. LaSalle Street, Chicago, Illinois party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No./100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PARCEL 1:

Unit Numbers 213, 216, 909, 1016 and Parking Spaces P213, P216, P909 and P1016 together with their respective undivided percentage interest in the common elements, in Renaissance Towers Condominiums, as delineated and defined in the Declaration recorded as Document No. 26190230, in the Northeast 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Non-exclusive Perpetual Easement for the benefit of Parcel 1, as created by the Plat of Renaissance Subdivision recorded January 6, 1975 as Document No. 22955436, for ingress and egress.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

Property Address: 730 North Hicks Road, Palatine, Illinois

Permanent Index Numbers: 02-14-100-080-1033; 02-14-100-080-1075; 02-14-100-080-1036; 02-14-100-080-1078; 02-14-100-080-1370; 02-14-100-080-1416; 02-14-100-080-1400; 02-14-100-080-1446

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. This deed is made subject to the liens of all mortgages and/or encumbrances 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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and as personally.



By _____, Vice President
Attest _____, Assistant Secretary

STATE OF ILLINOIS,
COUNTY OF COOK

SS.

THIS INSTRUMENT
PREPARED BY

AMERICAN NATIONAL BANK
AND TRUST COMPANY
OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association, caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Notary Signature Date 5/11/86
Notary Public

DELIVER INSTRUCTIONS
NAME LaSalle National Bank
STREET Land Trust Dept. Trust No. 108590
135 S. LaSalle Street
CITY Chicago, Illinois 60690
Attention: Jim Clark
OR
RECORDER'S OFFICE BOX NUMBER 1116 4/16
KLM

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
730 N. Hicks Road, Palatine, IL

This deed is exempt under the provisions of PARAGRAPH 2
SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.
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This conveyance is made pursuant to Direction and with authority to convey directly to the Trust grantee named herein. The powers and authority conferred upon said trust grantee are recited and incorporated herein by reference.

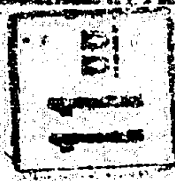
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property in whole or in part, to sell, to grant 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, in whole or in part, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease and property, or any part thereof, from time to time, in perpetuity or for any term or terms not exceeding the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to execute or cause to be executed any and all instruments, to contract to make loans and to grant options to lease and options to purchase and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of payment of such loans, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or other rights of any kind, to release, convey or assign any right, title or interest in or about or incident 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 lawfully entitled to do for any person owning the same, in whole or in part, 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 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, lease or other instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of every purchaser acting 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 instrument 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 instrument and in said trust agreement or in some instrument then or hereafter delivered and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 the trustee or their predecessors 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, rents 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, rents and proceeds thereof as aforesaid.

If the title to any of the above lands is and 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 "trusts" or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantee, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the annulment of homestead liens on execution or of service.



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