

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

87476962

The above space for recorder's use only

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 6th day of January 19 87, and known as Trust Number 87-01-5152 party of the first part, and Parkway Bank and Trust Company as Trustee u/t/a #8401 dated July 16, 1987 party of the second part.

Grantee's Address: 326 S. Oak Ave., Oak Park, IL
WITNESSETH, that said party of the first part, in consideration of the sum of Ten-and-no/100----- 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:

Lot 48 in First Addition to Marconi Construction Company's West Manor Development, being a Subdivision in the West 1/2 of Section 28, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 12-28-301-013-0000/Vol 69

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

This conveyance is made pursuant to a Decree authorizing the party of the first part to convey directly to the party of the second part, and in 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 herein 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 execute any subdivision or part thereof, to execute contracts to sell, lease, lease, or execute grants of options to purchase, to execute contracts to sell on any terms, to remove either with or without consideration, to mortgage, 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, 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 contracts to make leases and to execute contracts from time to time, in possession or reversion, to lease to purchase in present, in 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 interests in any land, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or 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 holding 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 in whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged to the trustee, be obliged to see to the application of any purchase money, or of 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 see to the necessity or expediency of any act of the trustee, or be obliged to purchase or acquire any part of the real estate, or any part of the trust deed, trust deed mortgage lease or other instrument executed by the trustee in relation to the real estate, shall be responsible, in whole or in part, for any error herein and by the trust agreement was in full force and effect, that such compliance or other instrument was executed in accordance with the terms, 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 title, estate rights, powers, authorities, duties and obligations of the trustee 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 as 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 unperfected 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 Pres. and attested by its Asst. Sec'y. this 17th day of August 1987

Midwest Bank and Trust Company
As Trustee as Aforesaid.
Grantor
By *[Signature]*
Attest *[Signature]*
Asst. Sec'y.

This space for affixing Sealers and Revenue Stamp

87476962

Document Number

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

On August 24, 1987, 1987 the foregoing instrument was acknowledged before me by
Barbara Love, Vice Pres.
of Midwest Bank and Trust Company, an Illinois corporation and by Kathleen Plazyk, Asst. Sec'y
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
1606 N. Harlem Ave.
Elmwood Park, IL 60635

Ellen Vesely
"OFFICIAL SEAL" Ellen Vesely, Notary Public
Ellen Vesely
Notary Public, State of Illinois
My Commission Expires Feb. 25, 1990 15.25, 1990

D
E
L
I
V
E
R
Y

NAME

STREET

CITY

BOX:

2627 Sarah St.
Franklin Park, IL 60131

For information only. Insert street address of
above described property.

Send subsequent Tax Bills to:

Parkway Bank Trust # 8401
UTPA dated 8401
Address
Harlem at Lawrence
Harwood Heights, IL 60656

DEPT-01 RECORDING \$12.25
T#1111 TRAN 9294 08/28/87 15:22:00
#5065 #A *87-476962
COOK COUNTY RECORDER

87476962

87476962

Property of Cook County Clerk's Office