

Trustee's Deed
UNOFFICIAL COPY

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87559274

DEED dated October 5, 19 87

by First Illinois Bank of Evanston, N.A.
as trustee under the provisions of a deed, or deeds in trust,
duly recorded and delivered to the said bank in pursuance
of a trust agreement dated the 8th day of March
1974, and known as Trust Number R-1715 grantor,
in favor of First Illinois Bank of Evanston, N.A. as
Trustee under a Trust Agreement dated 10-5-87 and
known as Trust Number R-3440

800 Davis Street, Evanston, IL 60204
grantee, WITNESSETH, That grantor, in consideration of the
sum of Ten Dollars and no/100----- (\$10.00)---

Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority
vested in the grantor, does hereby convey and quitclaim unto the grantee, in fee simple, the following described
real estate, situated in the County of Cook and State of Illinois, to wit:

Lots 8 and 9 in Block 3 in Grove Addition to Evanston in Section
19, Township 41 North, Range 14 East of the Third Principal Meridian,
in Cook County, Illinois.

SUBJECT TO: a). General taxes for the 1986 and subsequent years and all
taxes, special assessments and special taxes levied after the date hereof;
b). All installments of special assessments heretofore levied falling due
after 12/31/86; c). The rights of all persons claiming by, through or
under Purchaser; d). Easements of record and party-wall and party-wall
agreements, if any; e). Building, building line and use or occupancy
restrictions, condition and covenants of record, and building zoning laws
and ordinances; f). Roads, highways, streets and alleys, if any.

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF WITH TRUST POWERS

and commonly known as: 747 Ridge Avenue Evanston, IL
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise
appertaining.

Real Estate Tax Number(s): 11-19-305-004-0000
11-19-305-003-0000

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused its corporate seal to be hereto affixed
and has caused its name to be signed and attested to this deed by its duly authorized officers the day and year
set forth above.

FIRST ILLINOIS BANK OF EVANSTON, N.A.
as trustee aforesaid

ATTEST: [Signature]
its: Executive Vice President

BY: [Signature]
its: Vice President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed
are personally known to me to be duly authorized officers of the First Illinois Bank
of Evanston, N.A., and THAT THEY appeared before me this day in person and
severally acknowledged that they signed and delivered this deed in writing, as duly
authorized officers of said corporation and caused the corporate seal to be affixed
thereto pursuant to authority given by the Board of Directors of said corporation
as their free and voluntary act, and as the free and voluntary act of said corporation
for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of October 19 87
Commission expires 11-15 19 88

NOTARY PUBLIC

This instrument was prepared by First Illinois Bank of Evanston, N.A.

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BOOK 016
CO. 11
15503



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
400.00

875559274
REAL ESTATE TRANSACTION TAX
400.00
COOK COUNTY

17 559-116-11

ADDRESS OF PROPERTY
747 Ridge Avenue

Evanston, IL

THE ABOVE ADDRESS IS FOR STATISTICAL
PURPOSES ONLY AND IS NOT A PART OF
THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

Raymond and Assoc.
(Name)

2114 Central St.
(Address)

Evanston, Ill. 60201

Land Trust Department
1st Ill Bank of Evanston
(Name)

MAIL TO: 800 DAVIS
(Address)
Evanston Ill. 60201
(City, State, and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333-IV

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TRUSTEE'S DEED

FIRST ILLINOIS BANK OF
EVANSTON, N.A.

As Trustee

TO

Property of Cook County Clerk's Office

87559274

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 OCT 15 PM 3:03

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RIDER ATTACHED TO TRUSTEE'S DEED DATED 10-5-87, FROM FIRST ILLINOIS BANK OF EVANSTON, N.A., as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Company in pursuance of a Trust Agreement dated the 8th day of March, 1974, and known as Trust Number R-1715, to FIRST ILLINOIS BANK OF EVANSTON, N.A., as Trustee under the provisions of a Trust Agreement dated the 5th day of October, 87, and know as Trust Number R-3440.

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 AS FOLLOWS:

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

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 or 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 for any period or periods of time, not exceeding in the case of any single lease 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 present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easement or changes 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.

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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, 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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage or other instrument, (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 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 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.

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