

GRANTOR, **Capitol Bank And Trust of Chicago**, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 29th day of October, 19 81 and known as Trust Number 273, for and in consideration of the sum of Ten and 00/100 Dollars

(\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto **Parkway Bank and Trust Co.**, under Trust No. 8552 of 4800 North Harlem in the Town of Harwood Heights County of COOK State of ILLINOIS the following described real estate, situated in COOK County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

PIN NO. 12-24-203-009 and 12-24-203-010  
LOT-2 LOT-1 ABOX  
LOTS 1 AND 2 IN BLOCK 2 IN VOLK BROTHERS IRVING PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL 1/4 LYING NORTH OF INDIAN BOUNDARY LINE (EXCEPT THE WEST 10 FEET THEREOF AND ALSO THE RIGHT OF WAY OF CHICAGO TERMINAL RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1922 AS DOCUMENT NUMBER 769, 62 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements; general taxes for the year 1987 and subsequent years.

"This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein".

87673321

TO HAVE AND TO HOLD the abovescribed property forever  
This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling, subject, however, to the liens of all trust deeds and mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate; building laws, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Assistant) Trust Officer and attested by its (Assistant) Trust Officer  
this 20th day of November, 19 87

**Capitol Bank And Trust Of Chicago**  
as Trustee, as above said, and not personally.

By John E. Douthett  
(Assistant) Trust Officer

ATTEST BY Sharon K. Crawley  
(Assistant) Trust Officer

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

DEPT-01 RECORDING \$14.25  
14222 TRAN 7602 12/23/87 16:38:00  
#373 #3 \* 87-673321

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named (Assistant) Trust Officer of **Capitol Bank And Trust Of Chicago**, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Assistant) Trust Officer (Trust Officer) 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 Illinois banking corporation for the uses and purposes therein set forth, and the said (Assistant) Trust Officer then and there acknowledged that he, as Assistant of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as his free and voluntary act and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of December, 19 87  
Berlinda A. Lutz  
Notary Public

My Commission Expires: May 2, 1988

MAIL TO:  
Dennis Thome  
35 E. Wacker Dr #1068  
Chicago, Ill 60601

**CAPITOL BANK AND TRUST OF CHICAGO**  
4801 W. FULLERTON  
CHICAGO, ILL. 60631  
SEND SUBSEQUENT TAX BILLS TO  
(Name) 87673321  
(Address)

ADDRESS OF PROPERTY  
7403-5 West Irving Park  
Chicago, Illinois 6060  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE RECEIVED  
\$900.00  
RECEIVED  
1987

AFFIX "RIDERS" OR REVENUE STAMPS HEREON

DOCUMENT NUMBER

1425

S1162204 (AM) C/E VSM

UNOFFICIAL COPY

**TRUSTEE'S DEED**  
INDIVIDUAL



As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

12696913

# UNOFFICIAL COPY

All power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate paths, 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 trustee 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 present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 100 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 of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant assignments or charges of any kind, to release, convey or assign any right, title or interest in or about or encumbrance 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 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 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 duly vested with all the said estate, rights, powers, authorities, duties and obligations of the, his 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, 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.

And the said grantor 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 exemption of homesteads from sale on execution or otherwise.

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