

UNOFFICIAL COPY

Form No. TR/D

RECEIVED

NAME BEN H. KIM
STREET 123 West Madison Street - Suite 1201
CITY Chicago, Illinois 60602
INSTRUCTIONS

RECORDERS OFFICE BOX 998-CA
OR
123 West Madison Street - Suite 1201
Chicago, Illinois 60602

2314 West Lawrence Avenue
Chicago, Illinois 60625

87182613

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and Assistant Trust Officer of the COMMERCIAL NATIONAL BANK OF CHICAGO, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer respectively, appeared to 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 Corporation for the use and purpose therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as guardian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Corporation for the use and purpose therein set forth.

COMMERCIAL NATIONAL BANK OF CHICAGO
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
\$380.00
DEPT. OF REVENUE
JAN 11 1986
COUNTY OF COOK
STATE OF ILLINOIS

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and Assistant Trust Officer, and the undersigned, a Notary Public in and for the County and State aforesaid, as its own free and voluntary act and as the free and voluntary act of said Corporation for the use and purpose therein set forth, and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as guardian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Corporation for the use and purpose therein set forth.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in fee, but in joint tenancy, with the tenements and appurtenances therunto belonging. THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN, WITH THE TERMS & CONDITIONS ON ATTACHED SAID TRUSTEE IN GUARANTEE OF THE TRUST AGREEMENT ABOVE MENTIONED. This deed is made 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 unrelaxed at the date of the delivery hereof.

SUBJECT TO: covenants conditions and restrictions of record, private, public and utility easements and roads and highways if any; party wall rights and agreements if any existing between and between and all taxes due or to become due. **PAGE TO BE INCLUDED AND MADE A PART OF TRUSTEE'S DEED.

Lot 17 in Subdivision of the South 4 Acres of the West 1/2 of the South West 1/4 of the South West 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, 2314 West Lawrence Avenue, Chicago, Illinois. /PIN 14-07-319-034-0000 W/S F-E-D

The Grantor, COMMERCIAL NATIONAL BANK 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 solely as Trustee under the provisions of a Deed of Trusts in Trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement dated the 26th day of July, 1975, AND known as Trust Number 100757, dated 12/4/86. Agreement known as TRUST NO. 100757 dated 12/4/86. *THIS DOCUMENT RE-RECORDED TO CORRECT GRANTEE'S TRUST NUMBER.*

COMMERCIAL NATIONAL BANK OF CHICAGO
4800 N. WESTERN AVENUE, CHICAGO, ILLINOIS 60625
ROTH YONKER
THIS INSTRUMENT WAS PREPARED BY
TRUSTEE'S DEED

87002681

REAL ESTATE TAX
CITY TAX
COUNTY TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in presenti 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 99 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 its, his or their predecessor in trust.

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This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
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