

# UNOFFICIAL COPY

TRUSTEES DEED

IN TRUST

1987 JUL 16 PM 2:36

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 1st day of July, 1987, between FIRST NATIONAL BANK OF LAGRANGE a corporation of Illinois, 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 7th day of July 1982, and known as Trust Number 2202 party of the first part, and Amalgamated Trust and Savings Bank as Trustee under Trust #5282 dtd. 7-1-87 party of the second part.

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 convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

**PARCEL 1:**

Lots 23 and 24 in Simon's and Gordon's addition to Chicago, said addition being a subdivision of Lots 10 and 19 and the vacated streets between said Lots in the School Trustee's subdivision of Section 16, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 2:**

Easement for ingress and egress over the West 3.5 feet of the North 80 feet of Lot 22 in Simon's and Gordon's addition to Chicago, said addition being a subdivision of Lots 10 and 19 and the vacated streets between said Lots in the School Trustee's Subdivision of Section 16, Township 40 North, Range 14, East of the Third Principal Meridian as created by Reciprocal Easement Agreement dated July 7, 1982 Recorded July 16, 1982 as Document 26291983, in Cook County, Illinois. PIN#14-16-304-001 EDoc ALL

ADDRESS OF PROPERTY: 4157 North Clarendon Avenue Chicago, IL 60613 together with the tenements and appurtenances thereto adjoin. 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.

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 ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage of any kind or kind of record in said county given to secure the payment of money, and remaining unrepaid at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its ~~XXX~~ President and attested by its ASST. ~~XXXX~~, the day and year first above written

Trust Officer

FIRST NATIONAL BANK OF LAGRANGE, As Trustee as aforesaid.

By Joachim J. Brown ~~XXXX~~ President

Attest Christine L. Tribble ~~XXXXXX~~ Asst. Trust Officer

SEAL

STATE OF ILLINOIS, COUNTY OF COOK

SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named ~~XXX~~ President and A. T. O. ~~XXXXXX~~ of the First National Bank of LaGrange, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~XXX~~ President and A. T. O. ~~XXXXXX~~ 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 Company for the uses and purposes therein set forth; and the said A. T. O. ~~XXXXXX~~ then and there acknowledged that said A. T. O. ~~XXXXXX~~, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said A. T. O. ~~XXXXXX~~'s own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Date July 1, 1987

Maura A Rowley Notary Public

OFFICIAL SEAL  
Maura A Rowley  
Notary Public, Cook County, State of Illinois  
My Commission Expires 10/31/89

NAME Mr. Simon Edelstein  
STREET 939 Grace  
CITY Chicago, Ill

DELIVERY INSTRUCTIONS

OR  
RECORDER'S OFFICE BOX NUMBER  
TRUSTEES DEED (Recorders') - Non-Joint Tenancy

BOX 333 - HV

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

THIS INSTRUMENT WAS PREPARED BY:  
PREPARED BY:  
JOACHIM J. BROWN  
Attorney at Law  
620 W. BURLINGTON AVE.  
LAGRANGE, ILL. 60524

71-25-738-03

1304655

Section 4, Exempt under provisions of Paragraph 1, Real Estate Transfer Tax Act. Buyer, Seller or Representative Date July 1, 1987 Maura A Rowley

12

Document Number

87393844

# UNOFFICIAL COPY

**TO HAVE AND TO HOLD** the said premises with the 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 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 demise the term of 195 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 easements or charges 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.

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 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.

87393844