

UNOFFICIAL COPY



TRUSTEE'S DEED

IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 APR 27 AM 11:46

88175757

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 8th day of April, 1988, between CHICAGO TITLE 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 company in pursuance of a trust agreement dated the 14th day of March, 1978, and known as Trust Number 1072001, party of the first part, and CHICAGO TITLE & TRUST COMPANY, as Trustee under Trust Agreement dated March 31, 1988 and known as Trust No. 1090702, 111 W. Washington Street, Chicago, Illinois 60602 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:

Lots 26 and 27 and the South 30 feet of Lot 28 in Block 1 in 2nd Addition to West Pullman, being a Subdivision of the West 1/2 of the South West 1/4 of Section 28, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded February 6, 1893 as Document #1812013, in Cook County, Illinois.

PERMANENT TAX NUMBER: 25-28-20-025-0000

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 (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, Trustee as aforesaid,

By:

Attest:

Thomas V. Szymczyk
Patricia Szymczyk

Assistant Vice President

Assistant Secretary



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 Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary'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 APRIL 18, 1988

Sheila Davenport

Notary Public

NAME CHICAGO TITLE & TRUST
STREET 111 WEST WASHINGTON
CITY CHICAGO, ILL 60602
LAND TRUST DEPT 0520
OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

12333 South Lowe Avenue
Chicago, Illinois 60628

THIS INSTRUMENT WAS PREPARED BY:
Thomas V. Szymczyk

111 West Washington Street
Chicago, Illinois 60602

12.00

This space for affixing slides and revenue stamps

EXEMPT UNDER PROVISIONS OF PARAGRAPH 15
SEC. 200.1-2 (b) CHICAGO TRANSACTION TAX

EXEMPT UNDER PROVISIONS OF PARAGRAPH 15
REAL ESTATE TRANSFER TAX ACT
DECLARATION DATE 4/18/88

Document Number

88175757

RECORD & RETURN TO LAND TRUST DEPT
CHICAGO TITLE & TRUST # 1090702

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REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES

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 public streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as required, in contract to sell, to grant options to purchase, to sell on any terms, in convey 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 charge, 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 the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 take leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the management of any 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 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 any of the terms of said trust agreement, and every 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 such instrument was executed in accordance with the trust conditions and limitations thereunder, (b) that such conveyance or other instrument was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (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 there is any variance in any such deed, lease, mortgage or other instrument, that such successor or successors in trust have been properly applied 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 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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PROB

REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES

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