

UNOFFICIAL COPY

88329562

TRUSTEE'S DEED

1988 JUL 26 PM 12:10

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The above space for recorder's use only

71 71-384 87-12-10

THIS INDENTURE, made this 12-th day of July, 19 88 between AUSTIN BANK OF CHICAGO, Chicago, Illinois, under the laws of the United States, as Trustee under the provisions of a deed or deeds in trust duly RECORDED and delivered to said Bank in pursuance of a trust agreement dated the 15th day of March, 19 56, and known as Trust Number 3943 party of the first part, and Harris Trust & Savings Bank as Trustee under Trust Agreement dated 10/18/74 and known as Trust #39942 party of the second part. WITNESSETH, that said party of the first part in consideration of the sum of Ten (\$10.00) and no hundreds Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION:

The South Half of Lot Thirteen (13) in River Forest Land Association's Addition to River Forest in the North East Quarter of Section Twelve (12), Township Thirty-Nine (39) North, Range Twelve (12), East of the Third Principal Meridian, in Cook County, Illinois.

GRANTEE'S ADDRESS: 111 W. Monroe Street, Chicago, IL 60603

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



Village of River Forest Real Estate Transfer Tax \$100



Village of River Forest Real Estate Transfer Tax \$5



Village of River Forest Real Estate Transfer Tax \$50



Village of River Forest Real Estate Transfer Tax \$50



Village of River Forest Real Estate Transfer Tax \$2.50

12.00

PTA # 15-12-205-013-0000

together with the instruments and appurtenances thereto belonging. TO HAVE AND TO HOLD to the same unto said party of the second part forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the said deed or deeds in trust delivered in said trust in pursuance of the trust agreement above mentioned. It is to be made subject to the lien and every trust deed or mortgage (if any there be) of record in said county, given to secure the payment of money, and remaining unextinguished 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 Vice President, Trust Officer and attorney by its

This instrument was prepared by Rudolph C. Schoppe, Austin Bank of Chicago, 6400 W. North Avenue, Chicago, IL 60635

AUSTIN BANK OF CHICAGO, Vice President
 AS Trustee as aforesaid and not personally.
 By *[Signature]*
 Attest: *[Signature]* Vice President

STATE OF ILLINOIS, COUNTY OF Cook } ss. the undersigned
 a Notary Public in and for said County (in the State aforesaid), DO HEREBY CERTIFY that Rudolph C. Schoppe Vice President, Trust Officer of the AUSTIN BANK OF CHICAGO, Chicago, Illinois, and Vernon J. Murphy, Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President, Trust Officer and 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 Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

"OFFICIAL SEAL"
 Jaane F. Liberty
 Notary Public, State of Illinois
 My Commission Expires 5/31/91

12th day of July 19 88
[Signature]
 Notary Public.

DEIVERY
 NAME | John H. Alexander
 STREET | 168 N. Michigan, St. 800
 CITY | Chicago, Ill. 60601
 BOX 333 - GG
 OH

711 Bonnie Brae
 River Forest, Illinois

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 Cook County
 REAL ESTATE TRANSACTION TAX
 158.00

88329562

INSTRUCTIONS
 RECORDER'S OFFICE BOX NUMBER
 REC NO

88329562

Property of Cook County

And the said grantor hereby expressly waives, and releases, any and all rights 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.

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 cases made and provided.

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.

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 of said trustee, or be privileged or privileged to inquire into any of the terms of said trust agreement, and every deed, mortgage, 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, that at the time of its delivery hereof the trust created by this instrument 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 the instrument and in said trust agreement and in some amendment thereto and binding upon all beneficiaries hereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

... 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 subdivide 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 present or in future, 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 rents, 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.