

UNOFFICIAL COPY

TRUSTEE'S DEED

IN TRUST

88341565

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THIS INDENTURE, made this 12th day of July, 1988, between COLUMBIA NATIONAL BANK OF CHICAGO, 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 date the 15th day of January, 1982, and known as Trust Number 1528 party of the first part, and Bank of Ravenswood as Trustee under Trust Agreement dated April 17, 1986 and known as Tr. No. 25-7756, 1825 Lawrence, Chicago, Ill. party of the second part WITNESSETH. That said party of the first part, in consideration of the sum of Ten Dollars and No/100 ***** (\$10.00) ***** 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:

Lot 26 in Block 4 of George M. High's Subdivision of the East 1/2 of Block 15 of Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Subject to: a) Rights or claims of parties in possession not shown of record, questions of survey and existing leases, if any. b) Mechanic's liens not filed of where no notification thereof appears of record; c) Special assessments or taxes not confirmed by a Court of Record; d) Building, building line and use or occupancy restriction, conditions and covenants or record; e) Zoning and building laws or ordinances; f) Taxes for the year 1985 and subsequent years; g) Party wall rights and agreements, if any; h) Roads, highways and easements;

1) All restrictions of record; j) Violation of or liability arising under the Statute of Illinois, relating to alcoholic liquors approved 1/31/34, or any Act amendatory thereof; k) Acts done or suffered by the grantee, purchaser or anyone claiming by, through or from the grantee/purchaser; l) encroachments by, to or on, said property, m) Circuit Court of Cook County Order in Case no. 83M1-405865.

R.E. Tax No: 14-32-108-026-0000

Commonly known as: 2201 North Clybourn Avenue, Chicago, Ill. 60614

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 prior to date the parties hereof, and remaining unincumbered 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 in these presents by one of its Vice Presidents or Assistant Vice Presidents and attested by its Assistant Trust Officer, the day and year first above written.

COLUMBIA NATIONAL BANK OF CHICAGO



By: Maria L. ... VICE PRESIDENT
Attest: ... ASSISTANT TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

SS

THIS INSTRUMENT PREPARED BY

OSVALDO A. HERNANDEZ
COLUMBIA NATIONAL BANK OF CHICAGO
226 NORTH HARRIS AVENUE
CHICAGO, ILLINOIS 60610

I, the undersigned a Notary Public, do and for the County and State aforesaid DO HEREBY CERTIFY that the above named ... Vice President and Assistant Trust Officer of the COLUMBIA NATIONAL BANK OF CHICAGO, a National Banking Association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument ...

Given under my hand and Notary Seal,
NOTARY PUBLIC STATE OF ILLINOIS
OSVALDO A. HERNANDEZ
226 NORTH HARRIS AVENUE, CHICAGO, ILLINOIS 60610

7-12-88
[Signature]

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX Cook County REAL ESTATE TRANSACTION TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

NAME
STREET
CITY

LAW OFFICES OF OSVALDO A. HERNANDEZ

12.00

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2201 N. Clybourn Avenue

Chicago, IL 60614

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER 218

BOX 218

Att 115 10 16#

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TO HAVE AND TO HOLD the said premises with the appurtenances in 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 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 praesenti 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.

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.

If the title to any of the above real estate is now or hereafter registered with 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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