

UNOFFICIAL COPY

TRUSTEE'S DEED

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

88375272

AUG 1988 DEPT OF REVENUE 82.00
The above space for recorder's use only

THIS INDENTURE, made this 4th day of August, 1988, between FIRST NATIONAL BANK OF CICERO, a national banking association, 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 4th day of October, 1983, and known as Trust Number 8391 party of the first part, and Austin Bank of Chicago under Trust Agreement dated 7/22/88 and known as Trust No. 6461

Address of Grantee(s): 6400 W. North Ave., Chicago, IL., 60635

This instrument was prepared by: J. Frank Daly, 6000 W. Cermak Rd., Cicero, IL., 60650

WITNESSETH, The 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 real estate, situated in River Forest County, Illinois, to-wit: "SEE RIDER ATTACHED"

"THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN."

15-01-406-032-1028.

together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said parties of the second part, however, not in tenancy in common, but in joint tenancy.

-88-375272

This deed is executed pursuant to and in the exercise of the power and authority granted 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 unrefuted 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 and attested by its Assistant Secretary, the day and year hereabove written

By

FIRST NATIONAL BANK OF CICERO, As Trustee as aforesaid,

DEPT-01

TIN 4444 - VILLAGE OF RIVER FOREST 18/88 11/34/80

#9694 # 88-375272

Ass't. Secretary COOK COUNTY RECORDER

Attest

John W. Pindlak
Nancy Tomisak

STATE OF ILLINOIS
COUNTY OF Cook

I, Diana L. Debs
a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY, that

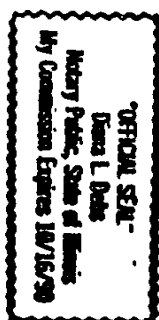
John W. Pindlak
Nancy Tomisak

Vice President--of FIRST NATIONAL BANK OF CICERO, and

Assistant Secretary--of said bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Vice President-- and Assistant Secretary-- 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 of the said Assistant Secretary--did also then and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this

4TH day of August, 1988
Diana L. Debs
Notary Public



D NAME Jedme J. Zelden
E STREET 4711 W. Golf Road, Suite 807
L CITY Skokie, IL 60076
V
E INSTRUCTIONS OR 1300 MAIL
Y RECORDERS OFFICE BOX NUMBER Unit 5D, 1020 No. Harlem Ave.
FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
River Forest, IL., 60305

Village of River Forest
Real Estate Transfer Tax \$5
Village of River Forest
Real Estate Transfer Tax \$1.00



Village of River Forest
Real Estate Transfer Tax \$75
Village of River Forest
Real Estate Transfer Tax \$1.00



This space for affixing riders and revenue stamps

107317
REAL ESTATE TRANSFER TAX
Cook County
88375272

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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 present 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.

This conveyance is made upon the express understanding and condition that neither Grantee, 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 purpose, 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 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 Grantee 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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RIDER ATTACHMENT

Unit D-5 together with its undivided percentage interest in the common elements in Landers House Condominium as delineated and defined in the Declaration recorded as Document Number 25646856, as amended from time to time, in the Southeast 1/4 of Section 1, Townships 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

'GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO AUSTIN BANK OF CHICAGO UNDER TRUST AGREEMENT NUMBER 6461, DATED JULY 22, 1988, ITS SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBERS 56 AND 57 AS LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.'

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

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