

UNOFFICIAL COPY

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TRUSTEE'S DEED

IN TRUST

1988 AUG 24 PM 3:12

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 17th. day of August, 1988, between
MELROSE PARK BANK AND TRUST, a corporation duly organized and existing as an Illinois Corporation under the laws
of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee
under the provisions of a deed or deeds in trust duly recorded and delivered to said Illinois corporation in pursuance of a certain
Trust Agreement, dated the 10th. day of March, 1970, and known as
Trust Number 740, party of the first part, and Midwest Bank & Trust Co.
As Trustee U/T/A dated March 30, 1988 and known as Trust No. 88-03-5464

party of the second part, WITNESSETH, That said party of the first part, in consideration of the sum of \$10.00
Ten dollars and 00/100 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 1, 2, 3, and 4 in Block 78 in Melrose being a Subdivision
of Lots 3, 4, and 5 in Subdivision of the South 1/2 of Section 3
and all of Section 10 lying North of the Chicago and Northwestern
Railroad (Galena Division, in Township 39 North, Range 12 East of
the Third Principal Meridian, in Cook County, Illinois.

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 DIRECT-
LY 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.

REAL ESTATE INDEX NO 15-03-400-001, 002 + 018

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 Vice President and attested by its Assistant Secretary, the day and year first above written.

MELROSE PARK BANK AND TRUST, As Trustee as aforesaid, not personally.

By Barbara J. Karg Vice-President

Attest Sandra M. Wallick Assistant Secretary

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 Vice President and Assistant Secretary of the Melrose Park Bank and
Trust, Grantee, personally known to me to be the same person whose names are subscribed to the foregoing
instrument as such 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 Company for the uses and purposes therein set
forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custo-
dian 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.

SEAL

Given under my hand and Notarial Seal

Date 8/17/88

My commission expires 4/29/90

Elizabeth Cordova

Notary Public

NAME

Melrose, Kansas, Salt, etc

STREET

33 N. LaSalle St 60602

CITY

Chicago, IL 60602

OR

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER
TRUSTEE'S DEED (Rec'd) BOX 333

FOR INFORMATION ONLY

INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1620 Division Street

Melrose Park, IL 60160

THIS INSTRUMENT WAS PREPARED BY:

Elizabeth Cordova

17th. Avenue at Lake Street

Melrose Park, Illinois 60160

Form 6-1-1979 Barlows, Inc.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSACTION TAX

88385926

Document Number

212.50

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10-333-01-17

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 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 successors 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 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 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 or 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 thereto and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver 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 or predecessors 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.

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