

89-167152

(The above space for recorders use only)

THIS INDENTURE, made this 29th day of September, 1989, between GLENVIEW STATE BANK, a corporation of Illinois 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 27th day of January, 1984, and known as Trust Number 3200 party of the first part, and Capitol Bank and Trust, as Trustee under Trust Agreement dated September 13, 1989, and Known As Trust Number 1859

grantees address: 4801 W. Fullerton, Chicago, Illinois 60639

parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part.

the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 2 in Koester and Zander's West Irving Park Subdivision of Lots 3 and 4 in Circuit Court of Commissioners Partition of the South 1/2 of the North East 1/4 and the East 1/2 of the East 1/2 of the North West 1/4 (Except the North 20 acres thereof) of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 13-21-227-030

This conveyance is made pursuant to direction and with authority to convey directly to the Trustee Grantee named herein. The powers and authority conferred upon said Trustee Grantee are recited on the reverse side hereto and incorporated herein by reference.

Together with the tenements and appurtenances thereto to be having.

TO HAVE AND TO HOLD the same unto said parties of the second part forever.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements, roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes of assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1989 and subsequent years.

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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 hereon affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Assistant Trust Officer, the day and year first above written.

GLENVIEW STATE BANK

as Trustee as aforesaid

By [Signature] VICE-PRESIDENT

Attest Alice Hansen Assistant Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK }

SS.

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Kenneth H. Cooke,
Vice-President of the Glenview State Bank and Alice Hansen

Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 Assistant Trust Officer 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 Under my hand and Notarial Seal this 29th day of September, 19 89
KAREN R. SHADDOCK-YOUNG
Notary Public, State of Illinois
My Commission Expires 10/30/91

[Signature]
Notary Public

ADDRESS OF PROPERTY

3650 North Cicero
Chicago, IL 60641

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED

MAIL TO:

NAME K&B
ADDRESS _____
CITY AND STATE _____

OR

RECORDER'S OFFICE BOX NO. 145

THIS INSTRUMENT PREPARED BY
ALICE HANSEN
GLENVIEW STATE BANK
800 WAUKEGAN ROAD
GLENVIEW, ILLINOIS 60025

Revenue stamps and refers affixed here.

Document Number

UNOFFICIAL COPY

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 create any subdivision or part thereof, and to reacquire 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 demise, 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 lease 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 connected 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 enquire into the necessity or expediency of any act of said trustee, or be obliged or priviledged 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 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 thereof and binding upon all beneficiaries hereunder, (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 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 the trustee or their predecessor 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 Register of Titles is hereby directed not to register or make 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.

89167153

- DEPT-01 RECORDING \$12.00
- T85555 TRAN 3187 10/03/89 12:02:00
- 85091 E *-89-467153
- COOK COUNTY RECORDER

Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE STAMP OCT3-89
 166.50

PB 1072
 OCT 3 1989
 [REVENUE]

\$2,497.50

C.H.

89167153

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