

TRUSTEE'S DEED IN TRUST

UNOFFICIAL COPY

89009705

JAN 89 DEPT OF REVENUE 185.75

Form No. 986

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 9th day of December, 1988, between FIRST UNITED TRUST COMPANY (as Successor Trustee to MOUNT PROSPECT STATE BANK), 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 dated the 1st day of June, 1984, and known as Trust Number 1418, party of the first part, and BANK OF RAVENSWOOD under Trust Number 25-9592 dated Oct. 15, 1988, 1825 W. Lawrence, Chicago, IL 60640 part y of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said part y of the second part, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 2 in BREEZY POINT SUBDIVISION, being a Subdivision in the Southwest quarter of Section 21, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: Part of 04-21-301-024-0000

DEPT-01 \$12.25
T#4444 TRAN 4662 01/89/89 13:37:00
#1636 # D *-89-009705
COOK COUNTY RECORDER

Together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part for use

89009705

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

FIRST UNITED TRUST COMPANY As Trustee as aforesaid,

By Paul M. Greene Assistant Vice-President
ATTEST Erla J. Schwartz Assistant Secretary

This instrument was prepared by Paul M. Greene, Trust Officer, First United Trust Company, 111 East Busse Avenue, Mount Prospect, Illinois 60056

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 Paul M. Greene, Assistant Vice President and Erla J. Schwartz, Assistant Secretary of the FIRST UNITED TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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, Erla J. Schwartz, there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary, Erla J. Schwartz, free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

OFFICIAL SEAL
EVELYN H. HIASZ
Notary Public, State of Illinois
My Commission Expires 7/30/89

Witnessed by hand and Notarial Seal this 16th day of December, 1988
Evelyn H. Hiasz Notary Public

NAME ALICE KOZNIK
STREET 4760 DEVON
CITY LINCOLNWOOD IL
OR 60646
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

3728 Keenan
Glenview, IL

\$12.00 MAIL

COOK COUNTY RECORDERS AND REVENUE STAMPS
REAL ESTATE TRANSACTION TAX
185.75

Instrument Number

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to divide same into streets, highways or alleys and to create any subdivision of part thereof, and to resubdivide said property as often as desired, to contract to sell to any person or 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, to 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, to 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 lease 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 purchase 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 be paid in respect of 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 all 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 mentioned 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, 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 deed 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 in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such deed, mortgage, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture, and by said trust agreement or in full force and effect, and (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 thereof, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance is made to a successor or successors in trust of said premises, and that said successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trust, his or their 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 to be a lien in favor of the beneficiary having an 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 note in the Register of Titles or duplicate thereof, or in any other, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the terms in such case made and provided.

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Property of Cook County Clerk's Office