

89020231

This Indenture, Made this 13th day of January 1989

between CITIZENS BANK & TRUST COMPANY, Park Ridge, Illinois, and TRUST COMPANY OF ILLINOIS, Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to CITIZENS BANK & TRUST COMPANY in pursuance of a trust agreement dated the 11th day of May, 1981, and known as Trust Number 66-4475, party of the first part, and Midwest Bank and Trust Company Trustee under T/A Dated 12-19-88, Trust No. 88-12-5678 Harlem at North Avenue, Elmwood Park, IL 60635

of Cook County, party 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

considerations in hand paid, does hereby grant, sell, convey and quit-claim unto said party of the second part following described real estate, situated in Cook County, Illinois, to-wit:

Lot 12 in Block 8 in Johnson's Addition to Mont Clare, being a subdivision of the East Half of the West Half of the South West Quarter and the West one-third of the East Half of the South West Quarter of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 2511-15 N. Nordica Avenue, Chicago, IL PIN: 13-30 319-011-0000

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 13 '89 999.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE JAN 13 '89 142.50

13.00

together with the tenements and appurtenances thereto belonging.

To Have and to Hold the same unto said party of the second part forever 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 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 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 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 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 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 thereunder, (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, his 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 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 cases made and provided.

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 and incorporated herein by reference.

Vertical text on the left margin: CONVEYANCE ATTACHED HERETO AT THE END OF THIS TRANSACTION TAX 139.50 DEPT. OF REVENUE JAN 13 '89 RB 11195

89020231

DEED

TRUST COMPANY OF ILLINOIS

CITIZENS BANK & TRUST COMPANY

As Trustee under Trust Agreement

TO

UNOFFICIAL COPY

CITIZENS BANK & TRUST COMPANY

PARK RIDGE, ILLINOIS

TRUST COMPANY OF ILLINOIS

Handwritten notes: Mary J. Brown, 333 N. Dearborn Street, Chicago, Ill. 60610

BOX 333 - TH

1989 JAN 3 AM 11:19

COOK COUNTY, ILLINOIS

89020231

Property of Cook County Clerk's Office

1300

89020231

Notary Public: Michelle Spivey, January 19 89

Given under my hand and Notarial Seal this 4th day

the uses and purposes therein set forth. own free and voluntary act and as the free and voluntary act of said Bank for Bank, did affix the said corporate seal of said Bank to said instrument as his then and there acknowledge that he, as custodian of the corporate seal of said the uses and purposes therein set forth; and the said Assessor-Secretary did also own free and voluntary act, and as the free and voluntary act of said Bank, for and acknowledged that they signed and delivered the said instrument as their dent and Assessor-Secretary respectively, appeared before me this day in person /TO/ sors whose names are subscribed in the foregoing instrument as such Vice-Presi- Assessor-Secretary of said Bank, personally known to me to be the same per- Illinois, an Illinois banking corporation, and Mary C. Roberts, Park Ridge, BY CERTIFY that Dorothy A. Deming, Vice-President of the CITIZENS BANK & TRUST COMPANY, Park Ridge, A Notary Public in and for said County in the State aforesaid, DO HERE.

*Trust Officer

State of Illinois, COOK COUNTY

Undersigned

UNOFFICIAL COPY

NBD TRUST COMPANY OF ILLINOIS, SUCCESSOR TO NBD TRUST COMPANY OF ILLINOIS, F/K/A CITIZENS BANK & TRUST COMPANY

07 1919

Trust Officer: Mano C. Roberts

NBD TRUST COMPANY OF ILLINOIS
Trust Department
Park Ridge, Illinois, 60068

Assistant Trust Officer: [Signature]

THIS INSTRUMENT WAS PREPARED BY

CITIZENS BANK & TRUST COMPANY

above written.

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 authorized by its Assistant Trust Officer, the day and year first

remaining unreleased as the date of the delivery hereof.

This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county second part, their heirs, legal representatives, successors and assigns.

own individual capacity, and any individual liability on its part is hereby waived and released by the parties of the mentioned. Party of the first part executes this instrument solely in its capacity as Trustee as aforesaid and not in its trustee by the terms of said deed or deeds in trust delivered in pursuance of the trust agreement above mentioned. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said zoning and building ordinances.

subject to all General Taxes and Special Assessments of record, whether current, forfeited, sold or otherwise, and

SUBJECT TO: Real Estate taxes for the year 1988 and subsequent years and existing leases and tenancies

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE JAN 13 88
993.00
0 1 1 1 5 7
PB 1193



REAL ESTATE TRANSACTION TAX
142.50

REVENUE STAMP
JAN 11 88
No. 11426

0 2 1 4 2 4

89020231

13505000

UNOFFICIAL COPY

State of Illinois,
COUNTY OF COOK

Undersigned

A Notary Public in and for said County in the State aforesaid, DO HERE-

BY CERTIFY that Dorothy A. Denning
/Asst / TO CITIZENS BANK & TRUST COMPANY
Vice-President of the CITIZENS BANK & TRUST COMPANY, Park Ridge,
Illinois, an Illinois banking corporation, and Mary C. Roberts

* Assistant-Secretary 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-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 the said Assistant-Secretary 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.

*Trust Officer

OFFICIAL SEAL
MICHELE SAMELSON STURGELL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES

Given under my hand and Notarial Seal this 4th day
of JANUARY 19 89

OFFICIAL SEAL
MICHELE SAMELSON STURGELL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES

Michele Samelson Sturgell
Notary Public.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 JAN 13 AM 11:19

89020231

13
89

89020231

BOX 333 - TH

DEED

~~THE TRUST COMPANY OF ILLINOIS~~
*CITIZENS BANK & TRUST COMPANY
As Trustee under Trust Agreement

TO

Mail to:

Anthony J. Diasio
Suburban Bank of Barrington
333 W. Northwester Hwy
Barrington, Ill. 60015

~~THE TRUST COMPANY OF ILLINOIS~~
*CITIZENS BANK & TRUST COMPANY
PARK RIDGE, ILLINOIS