

89020231

89052865

This Indenture, Made this 19 day of December, 1988

UNOFFICIAL COPY

Between **CITIZENS BANK & TRUST COMPANY**, Park Ridge, Illinois, an Illinois corporation, and **TRUST COMPANY OF ILLINOIS**, 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, the 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

13.00

13.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS TAX
JAN 13 1989
REVENUE

139.50
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 13 '89

together with the tenements and appurtenances thereunto 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 present or in future, and upon any term, 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 control 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 any part thereof, 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 its, 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 case 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.

89020231

89052865

Vertical text on the left margin: CHICAGO REAL ESTATE TRANSACTION TAX, DEPT. OF REVENUE, JAN 13 '89, 28 11:53

DEED

NOT TRUST COMPANY OF ILLINOIS

CITIZENS BANK & TRUST COMPANY

As Trustee under Trust Agreement

TO

UNOFFICIAL COPY

NOT TRUST COMPANY OF ILLINOIS

CITIZENS BANK & TRUST COMPANY
PARK RIDGE, ILLINOIS

BOX 333 - TH

89020231

1930 JAN 11 11 19

1930 JAN 11 11 19

89052865

1930 JAN 11 11 19

Property of Cook County Clerk's Office

Notary Public

[Handwritten signature]

Given under my hand and Notarial Seal this 11 day 11 19 31

A Notary Public in and for said County in the State aforesaid, DO HERE-
BY CERTIFY that ~~NOT TRUST COMPANY OF ILLINOIS~~ ~~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 per-
sons whose names are subscribed in the foregoing instrument as such ~~Vice-Presi-~~
dent 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

Undersigned

State of Illinois,
COUNTY OF COOK

89052865

89020231

UNOFFICIAL COPY

*M&D TRUST COMPANY OF ILLINOIS, SUCCESSOR TRUSTEE TO THE
M&D TRUST COMPANY BANK & TRUST COMPANY
CAT 1919

THIS INSTRUMENT WAS PREPARED BY
Trust Department
M&D TRUST COMPANY OF ILLINOIS
Park Ridge, Illinois 60068

Attest: Trust Officer
Mary C. DeWitt

By: Assistant Trust Officer
Thomas J. ...

*CITIZENS BANK & TRUST COMPANY

As Trustee as aforesaid and not personally.
M&D TRUST COMPANY OF ILLINOIS
Trust Officer

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 Trust Officer the day and year first above written.
This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county 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.
Party of the first part executes this instrument solely in its capacity as Trustee as aforesaid and not in its 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 delivered in trust pursuant to the trust agreement above trustee by the terms of said deed or deeds in trust delivered to said trustee to and vested in said zoning and building ordinances.
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said 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 JAN 19 89
909 00

112.50
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUL 30 1988
Cook County

021424

89052865

89020231

Property of Cook County Clerk's Office

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 TRUST COMPANY OF ILLINOIS
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 on 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

Given under my hand and Notarial Seal this 17 day

of March, 1987

Michelle Samelson Stracyll
Notary Public.

OFFICIAL SEAL
MICHELLE SAMELSON STRACYLL
NOTARY PUBLIC IN ILLINOIS
MY COMMISSION EXPIRES

OFFICIAL SEAL
MICHELLE SAMELSON STRACYLL
NOTARY PUBLIC IN ILLINOIS
MY COMMISSION EXPIRES

COOK COUNTY ILLINOIS
RECORDS & CLERK
1989 FEB 2 11 10 55

89052865

COOK COUNTY ILLINOIS
1989 JAN 3 11 10 10

89020231

BOX 333 - TH

89020231

89052865

DEED

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

TO

Handwritten:
Marilyn J. Davis
1420 Park of Park & 55th
Park Ridge, Ill. 60064
89052865

BOX 333 - TH

TRUST COMPANY OF ILLINOIS
CITIZENS BANK & TRUST COMPANY
PARK RIDGE, ILLINOIS