

TRUSTEE'S DEED

IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR REC'D
1989 JUL -5 PM 3:03

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COOK
CC. NO. 018
3 0 9 9 9

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 20th day of June, 1989, between CHICAGO TITLE AND TRUST COMPANY, 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 day of July, 1983, and known as Trust Number 1084104 party of the first part, and AMERICAN NATIONAL BANK, as Trustee u/t/a dated June 15, 1989 known as Trust #108539-01, 33 N. LaSalle St., Chicago, IL party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND NO/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:

SEE ATTACHED FOR LEGAL DESCRIPTION CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL-5-89 PA. 11166 999.00

Permanent Index Number: 14-31-332-039-0000
Street Address: 2009-72 West Concord, Chicago, Illinois

13.00

THIS CONVEYANCE IS MADE PURSUANT TO THE PROVISIONS AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE REPLICATED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE AS AFORESAID



By *Thomas V. Szymczyk* Assistant Vice-President
Monica Giles Assistant Secretary

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 Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND 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 in 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 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's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

"OFFICIAL SEAL"
Sheila Davenport
Notary Public, State of Illinois
My Commission Expires 9/21/91

Given under my hand and Notarial Seal
Sheila Davenport

Date June 20, 1989

Notary Public

NAME: *Richard Grossman*
STREET: *55 East Maxwell*
CITY: *Chicago, Ill. 60603*

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

THIS INSTRUMENT WAS PREPARED BY:
Thomas V. Szymczyk

RECORDER'S OFFICE BOX NUMBER
TRUSTEE'S DEED (Recorder's) - Non-Interest

111 West Washington Street
Chicago, Illinois 60602

BOX 333

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

84.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
137.50

REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
137.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
999.00

72-13-314-D-3

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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 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 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 195 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 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.

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Lots 37, 38 & 39 in Mather & Taft's addition to Chicago, being a subdivision of that part of the South West 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridan, lying South of Wabansia Avenue and East of Milwaukee Plant Road (Excepting the following described property to wit:

Beginning at a point in the East line of said lot 37, a distance of 51.13 feet South of the North East corner of said lot 37, thence West parallel to the North line of said lots 37 and 38 a distance of 39.77 feet, thence Southwesterly 8.53 feet to a point in the Southwesterly line of said lot 38 a distance of 61.15 feet Northwesterly from the South East corner of lot 37; thence Southeasterly along the Southwesterly line of said lots 37 and 38 a distance of 61.15 feet to the South East corner of said lot 37; thence North along the East line of said lot 37, a distance of 47.66 feet to the point of beginning, in Cook County, Illinois.

Subject to the following, if any: 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 or assessments for improvements not yet completed; unconfirmed special taxes or assessments and general taxes for the year 1988 and subsequent years.

Cook County Clerk's Office

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