

TRUSTEE'S DEED
IN TRUST

90043571

DEPT-01 RECORDING \$13.00
142222 TRAN 2854 01/26/90 14:37:00
#4821 B #90-043571
COOK COUNTY RECORDER

The above space for recorder's use only

Midwest Bank 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 Trustee in pursuance of a trust agreement dated the 3rd day of December, 1985, and known as Trust Number 85-12-4874 party of the first part, and Midwest Bank & Trust Company, as Trustee, U/T/A dated 6/8/84, & known as Trust Number 84-06-4434 party of the second part. Grantee's Address: 1606 N Harlem Ave. Elmwood Park, IL 60635
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 grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois

to-wit: The East 63 feet of Lots 5 to 11, Taken as a Single Tract (Except the East 37.24 feet as Measured Along the South Line Thereof) in Block 2 in Rossell's Bonnie Brae Addition to River Forest, Being a Subdivision of the North Half of the East Half of the Northeast Quarter of Section 1, Township 39 North, Range 17, East of the Third Principal Meridian, (Except the West 33 feet and the South 33 feet Thereof Dedicated to the Village of RiverForest for Street Purposes) (Except that Part Which Lies North of a Straight Line Drawn Northeasterly From a Point in the East line of Said Lot 5 A Distance of 10.80 feet South of the Northeast Corner Thereof to a Point in the Northwest Corner Thereof) in Cook County, Illinois.

Permanent Index Number: 15-01-204-037

This conveyance is made pursuant to a Direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part
TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof; to dedicate paths, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey, to lease and authorize vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate or any part thereof to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries; (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is 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 hereof.

IN WITNESS WHEREOF, Grantor 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 Asst. Trust Officer

this 8th day of January 1990

Midwest Bank and Trust Company

As Trustee as Aforesaid,

Grantor

By

Attest:

[Signature]
[Signature]
ASST. TR. OFF.

EXEMPTION APPROVED
VILLAGE ADMINISTRATOR, VILLAGE OF RIVER FOREST

[Signature]

This space for affixing Riders and Revenue Stamps


THIS DEED EXEMPT FROM TRANSFER TAXES UNDER THE PROVISIONS OF PARAGRAPHS 2 AND 3 OF SECTION 4, REAL ESTATE TRANSFER TAX ACT.

1/10/90

90043571

1302

UNOFFICIAL COPY

STATE OF ILLINOIS	} SS	
COUNTY OF COOK		
On <u>January 8</u>	19 <u>90</u>	the foregoing instrument was acknowledged before me by
<u>Barbara Love</u>	<u>Vice President</u>	
<u>of Midwest Bank and Trust Company, an Illinois corporation and by</u>	<u>Angela McClain</u>	
<u>Asst. Trust Officer</u>		of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.
This instrument was prepared by:		
<u>Angela McClain</u>		
<u>Midwest Bank & Trust Company</u>		
<u>1606 N. Harlem Ave.</u>		
<u>Elmwood Park, IL 60635</u>		
		<u>Emily S. Cleff</u> Notary Public

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NAME Midwest Bank & Trust Company
1606 N. Harlem Ave.
STREET Elmwood Park, IL 60635
CITY Elmwood Park, IL 60635
BOX: 250

For information only. Insert street address of above described property.

Send subsequent Tax Bills to:

Midwest Trust 84-06-4434
Midwest Bank & Trust Company
1606 N. Harlem Ave.
Elmwood Park, IL 60635

30043571

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST. CHICAGO, ILL. 60602
TELEPHONE 312-600-6000