

COMMERCIAL NATIONAL BANK

UNOFFICIAL COPY DEED IN TRUST

90060174

THIS INDENTURE WITNESSETH, That the Grantor COMMERCIAL NATIONAL BANK OF BERWYN, A National Banking Association, 3322 S. Oak Park Avenue, Berwyn, of the County of Cook and State of Illinois consideration of Ten (\$10.00) and other good and valuable considerations in hand paid, Conveys and Warrants COMMERCIAL NATIONAL BANK OF BERWYN, Berwyn, Illinois, a national banking association, its successor or successors, as Trustee under a trust agreement dated the 10th day of March 1988, known as Trust Number 880223, the following described real estate in the County of Cook and State of Illinois, to-wit:

COOK CO. NO. 016

0 0 3 for and in dollars,

into

Lots 40 and 41 in Block 5 in Greeley's Addition to Berwyn in the South West 1/4 Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, County, Illinois.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 3 5 0 0

13 00

Property Address: 2805 Ridgeland, Berwyn, IL 60402

(Permanent Index No. 16-29-31-6-0-02-00-00) 16-29-31-6-003-0000

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.

In Witness Whereof, said 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 Ass't. Secretary, this 1st day of February, 1990.

COMMERCIAL NATIONAL BANK OF BERWYN (NAME OF CORPORATION) IMPRESS CORPORATE SEAL HERE BY James T. Sheehan Vice President ATTEST: Roger C. Forcash Ass't. 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 James T. Sheehan personally known to me to be the Vice President of the Commercial National Bank of Berwyn

corporation, and Roger C. Forcash personally known to me to be the Ass't. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Ass't. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL CAROL W. TOMICZ NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 6-16-92

Given under my hand and official seal, this 1st day of February 1990 Commission expires 6/16 1992 Carol W. Tomicz NOTARY PUBLIC

This instrument was prepared by James T. Sheehan, V.P. Commercial National Bank of Berwyn (NAME AND ADDRESS) 3322 S. Oak Park Ave. Berwyn, IL 60402

MAIL TO: Commercial National Bank of Berwyn (Name) 3322 S. Oak Park Avenue (Address) Berwyn, IL 60402 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Raymond Venzon (Name) 11033 Lancaster (Address) Westchester, IL 60159 (City, State and Zip)

RECORDER'S OFFICE BOX NO. BOX 333 - GG

COOK COUNTY, ILLINOIS SENT FOR RECORD

1990 FEB -6 AM 11:00

90060174

REAL ESTATE TRANSACTION TAX Cook County 17.50

90060174

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX 262.50

Full power and authority is hereby given to the trustee to sell, lease, convey, mortgage, or otherwise dispose of said premises or any part thereof, to partition said premises and to execute 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 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 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 100 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 lease 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 us, 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 shall be 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.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Cook County Clerk's Office

