

# UNOFFICIAL COPY

COCK  
CO. NO. 016  
8 0 0 7 5

TRUSTEE'S DEED

THIS INDENTURE, Made this 14th day of February 1990, between OLD KENT BANK N.A., National Banking Association of the United States of America, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as Trust No. 88-819 party of the first part, and American National Bank and Trust Company of Chicago, a national banking association, as Trustee u/c/n 110096-02

\* DATED JANUARY 23, 1990 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 convey unto said party Y of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Legal Description Attached

P. I. N.: 14-25-425-079

14-25-425-080

P/A 1838 N. B. Issell, Chicago

13.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
FEB 21 '90  
P.B. 11187



840.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
FEB 21 '90  
P.B. 11187



840.00

\* OLD KENT BANK N. A. AS SUCCESSOR TRUSTEE OF UNIBANCTRUST

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage conveying the above described premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Secretary the day and year first above written.

OLD KENT BANK N.A. \*

As Trustee as aforesaid.

By [Signature] Vice-President.

Attest: [Signature] WALTER TIZUNA, Assistant Secretary.

State of Illinois }  
COUNTY OF DU PAGE } SS.

I, the undersigned, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Vice-President of the OLD KENT BANK N.A. and the above named Assistant Secretary of said Association, 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 Association, 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 Association, did affix the said corporate seal of said Association to said instrument as his own and voluntary act, and as the free and voluntary act of said Association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of February 1990

"OFFICIAL SEAL"  
Notary Public  
My Commission Expires 12/19/92

[Signature]  
Notary Public.

Please Mail to: Notary Public, Cook County, Illinois  
My Commission Expires 12/19/92

Mail subsequent tax bills to:

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 21 '90  
REVENUE  
274.00

REAL ESTATE TRANSACTION TAX  
STAMP  
FEB 21 '90  
112.00

90082149

92109 STONETT, YVES, ELMHURST, ILLINOIS

# UNOFFICIAL COPY

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 AS FOLLOWS:

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.

All 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 or 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, 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 future, 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 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 easement 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) that 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.

DEED

OLD KENT BANK N.A.  
As Trustee under Trust Agreement

TO

COOK COUNTY, ILLINOIS  
REGISTERED

1990 FEB 21 PM 12: 57

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211ELR-88  
CIS CORPORATION

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PIN #: 14-25-425-079; 14-25-425-080.

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SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 1989 AND SUBSEQUENT YEARS; PARTY WALT AGREEMENT RECORDED DECEMBER 12, 1988 AS DOCUMENT 88571453; PARTY WALT AGREEMENT RECORDED DECEMBER 12, 1988 AS DOCUMENT 88571454.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, AND THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WERE RECEIVED AND STIPULATED AT LENGTH HEREIN.

GRANTOR HEREBY CERTIFIES THAT PURSUANT TO SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT THAT AT THE TIME OF THE CONVERSION PLAN, THE BUILDING WAS VACANT, AND THEREFORE, THERE WERE NO OPTIONS TO PURCHASE THE UNIT.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

The exclusive right to use parking space P-H as delineated on the plat of survey attached as Exhibit 'E' to the Condominium Declaration recorded on June 28, 1989 as Document Number 89294007.

That part of Lots 161 and 162, in the subdivision of Block 6 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'E' to the Declaration of Condominium recorded as Document Number 89294007 and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Unit Number 'H' in the City Homes on Dayton Condominium, as delineated on a survey of the following described real estate:

Legal Description

R I D E R

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Property of Cook County Clerk's Office