



Successor Trustee's Fee
Trust to Trust

UNOFFICIAL COPY 151023323

This Indenture, Made this 19th day of February A.D. 19 90 between
NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation, as Successor Trustee to BANK OF WHEATON,

under the provisions of a deed or deeds in trust, duly recorded and delivered to said Corporation in pursuance of a trust agreement dated the 25th day of February 19 76, and known as Trust Number 2826-WH, party of the first part, and PASCAL JOHN MAZUC, AS TRUSTEE OF THE FLORENCE H. MAZUC LIVING TRUST DATED FEBRUARY 19, 1990,

of OS129 Sorey Drive, Elburn, Illinois 60119 party of the second part.

WITNESSETH that said party of the first part, in consideration of the sum of TEN AND NO/100 - Dollars, (\$ 10.00 -) 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:

Lot 22 In Block 25 in H.O. Stone and Company's World's Fair Addition, a Subdivision of part of Section 4, Township 39 North, Range 12, East of the Third Principal Meridian, Plat of which was recorded as Document Number 10262949, in Cook County, Illinois.

Lots 20 and 21 in Block 25 in H.O. Stone and Company's World's Fair Addition, a Subdivision of part of Section 4, Township 39 North, Range 12, East of the Third Principal Meridian, lying North and South of Indian Boundary Line, according to the Plat thereof recorded January 21, 1929, as Document Number 10262949, in Cook County, Illinois. EXEMPT UNDER THE PROVISIONS OF PARAGRAPH TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, (c) SECTION 4, OF THE ILLINOIS REAL ESTATE TAX TRANSFER ACT.

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

DATED: 02-28-90
Common Address: 1510 N. 40th Avenue, Stone Park, IL 60165
Permanent Index Number: 15-04-300-071-0000 Vol. 155

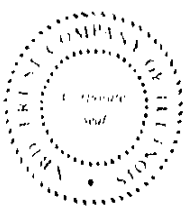
This Document Was Prepared By: Albert C. Koentz, Sr., Vice President & Trust Officer
NBD Trust Company of Illinois
211 S. Wheaton Avenue, Wheaton, IL 60187

1510 N. 40th
VILLAGE OF STONE PARK
COOK COUNTY, ILL.
REAL ESTATE TRANSFER TAX
ORDINANCE NO. 87-4
TAX EXEMPT

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 on the reverse side hereof and incorporated herein by reference.

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 (if any there be) of record in said county affecting the said real estate or any part thereof 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~~ Vice President/Trust Officer and attested by its ~~Assistant Secretary~~ Assistant Secretary, the day and year first above written.



13.00

NBD TRUST COMPANY OF ILLINOIS, as Successor Trustee as aforesaid,

By Ray Brown
Vice President/Trust Officer

ATTEST: [Signature]
Assistant Secretary

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MAIL TO: Douglas C. Hancock
20 W. North Avenue
Elmhurst, IL 60126

STATE OF ILLINOIS)
COUNTY OF DuPage) SS:

I, _____ the undersigned, _____ a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Gary E. Crocus ~~Assistant Vice President~~ Vice President/Trust Officer of NBD TRUST COMPANY OF ILLINOIS, and Robert G. Denny ~~Assistant Vice President~~ Trust Officer/~~Assistant Secretary~~ thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Assistant Vice President~~ Vice President/Trust Officer and ~~Assistant Vice President~~ Trust Officer/~~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 Corporation, for the uses and purposes therein set forth; and the said ~~Assistant Vice President~~ Trust Officer/~~Assistant Secretary~~ did also then and there acknowledge that he/she as custodian of the corporate seal of said Corporation did affix the said corporate seal of said Corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22nd day of February A.D. 19 90

"OFFICIAL SEAL"

Donna May Saeling

Notary Public, State of Illinois

My Comm. Expires 6/1/91

Donna May Saeling
Notary Public

My Commission Expires 6/1/91 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 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 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 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 delivery 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 cases made and provided.

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