

UNOFFICIAL COPY

TRUSTEE'S DEED
IN TRUST

90312067

The above space for recorder use only

THIS INDENTURE, made this 4TH day of JUNE, 1990, between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation duly organized and existing as a corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Illinois banking corporation in pursuance of a certain Trust Agreement, dated the 28TH day of MAY, 1986, and known as Trust Number 1396, party of the first part, and FIRST CHICAGO BANK OF RAVENSWOOD, AS TRUSTEE UNDER A TRUST AGREEMENT DATED MAY30, 1990, KNOWN AS TRUST party of the second part. NUMBER 25-10795-1825 WEST LAWRENCE AVE, CHICAGO, IL 60640 WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) TEN & NO/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

LOTS 3, 4, 5 AND THE WEST 17 FEET OF LOT 6 IN LEMBECKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N # 14-29-302-054
COMMONLY KNOWN AS 1419-21 W. DIVERSEY

13.00

COOK COUNTY, ILLINOIS
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together with the increments and appurtenances thereto belonging.

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

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH FULL AUTHORITY TO CONVEY DIRECTLY TO THE TRUSTEE GRANTEE NAMED HEREIN.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enable. This deed is made subject to the liens of all trust deeds and mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by one of its TRUST OFFICER and Assistant Secretary

the day and year first above written.



MID TOWN BANK AND TRUST COMPANY OF CHICAGO
By: DEBORAH M. STEPHANITES, TRUST OFFICER

Attest: CARMEN M. ROSARIO, ASSISTANT SECRETARY

STATE OF ILLINOIS,
COUNTY OF COOK

SS.

THIS INSTRUMENT
PREPARED BY

LILA PHILLIPS
MID TOWN BANK AND TRUST
COMPANY OF CHICAGO
2021 N. CLARK ST.
CHICAGO, ILLINOIS 60614

DEBORAH M. STEPHANITES, TRUST OFFICER and CARMEN M. ROSARIO, ASSISTANT SECRETARY of the MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Banking Corporation, together personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such TRUST OFFICER 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 Illinois Banking Corporation for the uses and purposes therein set forth, and the said TRUST OFFICER and ASSISTANT SECRETARY then and there acknowledged that said ASSISTANT SECRETARY at the time of the execution of the said instrument was and is the Assistant Secretary of said Illinois Banking Corporation and the corporate seal of said Illinois Banking Corporation to be affixed to said instrument as said ASSISTANT SECRETARY own free and voluntary act and as the free and voluntary act of said Illinois Banking Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

OFFICIAL SEAL
LILA PHILLIPS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 28, 1992

Date 6-4-90

Signature of Notary Public

DELIVERY INSTRUCTIONS

NAME: Steven B. Wolf
STREET: Chuhak & Tecson, P.C.
CITY: 225 W Washington St.
Chicago IL 60606

OR

RECORDER'S OFFICE BOX NUMBER 333

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1419-21 W Diversey

Chicago, IL

Section 2
Buyer, Seller or Representative
Date 6/29/90
EXEMPT UNDER PROVISIONS OF PARAGRAPHS 2, SEC. 200, 1-2 (B-6) OF PARAGRAPHS 2, SEC. 200, 1-4 (B) OF THE CHICAGO TRANSFER TAX ACT AND CHANGES TO THE TRANSFER TAX ACT

1st 9
FZ Norwich
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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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, 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 196 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 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 real estate, 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 real estate or any part thereof, and to deal with 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 same to deal with the same, whether similar to or difference from the ways above specified, at any time or times hereafter.

In no case shall any person dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 made and provided.

FORMERLY NO. 1742 IN 1916 REVISION
REVISED YORK STATE CONSTITUTION 1938

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