

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

The above space for recording fee only.

The Grantor, THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a national banking association, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement dated the 25th day of September 19 87, and known as Trust Number 28293, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to First National Bank of Evergreen Park as Trustee U/T # 11781, dated April 18, 1991

of 3101 W, 95th Street, Evergreen Park, IL 60642, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 18th day of April 19 91, and known as Trust Number 11781 the following described real estate in the County of Cook and State of Illinois,

See Attached Rider:

Unit # 1301 with its undivided percentage interest in the Common Elements in the Michaels Terrace Condominium as delineated and defined in Declaration Recorded as Document Number 91-074681 and located in lots 104, 105 and 106 in Sheldon's subdivision of lots 61 to 90, both inclusive in Bronson's Addition to Chicago in the East 1/2 of the North East 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Grantor also hereby grants and assigns to First National Bank of Evergreen Park as Trustee U/T # 11781, dated April 18, 1991 their successors and assigns, parking space No. 21 as a Limited Common Element as set forth and provided in the aforementioned Declaration of Condominium.

DEPT-01 RECORDING \$14.29
T05355 TRAN 7528 09/05 14:24:00
93955 * E * - 91 - 093338
COOK COUNTY RECORDER

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Tax Number: 17-04-215-022-0000 Volume 498
17-04-215-023-0000
17-04-215-024-0000

91459888

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS



BY: Alice A. Lanham Assistant Vice President

ATTEST: Steven R. Moore Assistant Trust Officer or Assistant Cashier

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Alice A. Lanham

Assistant Vice President of THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a national banking association, and Steven R. Moore

Assistant Trust Officer or Assistant Cashier of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Trust Officer or Assistant Cashier, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer or Assistant Cashier did also then and there acknowledge that he/she as custodian of the corporate seal of said national banking association did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.



This instrument was prepared By: S.R.M.

Land Trust Department
Cosmopolitan National Bank of Chicago
801 North Clark Street
Chicago, Illinois 60610-3287

GIVEN under my hand and Notarial Seal this 22nd day of April 19 91
Sue A. Kasner Notary Public

Mail To:

Lawrence A. Elster
318 W. Randolph, #200
Chicago, IL 60606

1309 N. Wells St., Chicago, IL 60610
Street address of above described property.

DOCUMENT NUMBER

91-459888

Form #30-200 (10-85)

1973
51274522
M&U

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TO HAVE AND TO HOLD the said real estate 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/Grantee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 on 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/Grantee, 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 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 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 different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee/Grantee, 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/Grantee, 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 said trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee/Grantee, or be obliged or privileged to inquire into any of the terms of said latter Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee/Grantee, 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 deed and by said latter 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 deed and in said latter Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee/Grantee, 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, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or 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 first mentioned 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/Grantee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said latter Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee/Grantee, in its own name, as Trustee of an express trust and not individually (and the Trustee/Grantee 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/Grantee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever 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 latter 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 of any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary thereunder 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, the intention hereof being to vest in said Trustee/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 case made and provided.

91459888

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002564

Cook County

REAL ESTATE TRANSACTION TAX

100-01

0.05

REVENUE STAMP

053010

CITY OF CHICAGO

50000

SP-01

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

★ ★ ★ ★

120000

Cook County

REAL ESTATE TRANSACTION TAX

100-01

0.05

REVENUE STAMP

053010

CITY OF CHICAGO

50000

SP-01

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

★ ★ ★ ★

002564

STATE OF ILLINOIS

184-0

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

050000

046185

★ ★ ★ ★

★ ★ ★ ★

046185

CITY OF CHICAGO

50000

SP-01

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

046185

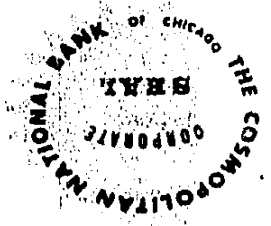
★ ★ ★ ★

UNOFFICIAL COPY

1309 N. Wells St., Chicago, Illinois 60610-3287

This instrument was prepared by: S.R.M. Land Trust Department Cosmopolitan National Bank of Chicago 801 North Clark Street Chicago, Illinois 60610-3287

"OFFICIAL SEAL" SUE A. KASTNER Notary Public, State of Illinois My Commission Expires Nov. 30, 1992



Assistant Trust Officer or Assistant Cashier of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Trust Officer or Assistant Cashier, 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 national banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer or Assistant Cashier did also then and there acknowledge that he/she as custodian of the corporate seal of said national banking association did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY, THAT ALICE A. LANHAM Assistant Vice President of THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a national banking association, and STEVEN R. MOORE Assistant Trust Officer or Assistant Cashier of said national banking association, CHICAGO, a national banking association, and

BY: *Oliver G. Lanham* Assistant Vice President THE COSMOPOLITAN NATIONAL BANK OF CHICAGO as Trustee as aforesaid, and not personally, ATTEST: *Steven R. Moore* Assistant Trust Officer or Assistant Cashier

The provisions on the reverse side hereof are incorporated into and made a part of this deed. This Deed is executed by the Grantor, as Trustee, as aforesaid, pursuant to agreement 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 first above mentioned, including the authority to convey directly to the Trustee/Grantee named herein, and of every other power and authority therewith enabling. IN WITNESS WHEREOF, Grantor has caused his corporate seal to be hereunto affixed, and same to be signed by its Assistant Vice President and attested by its Assistant Trust Officer or Assistant Cashier, this 22nd day of August, 1991.

TOGETHER WITH THE APPURTENANCES ATTACHED THERETO. PIN: _____

Form #30-2760 (10-85)

DOCUMENT NUMBER

988554-16-

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

14:29 14:24:00 98888

1993
10/21/93
10/21/93

Handwritten signatures and notes at the top left of the page.

