

THIS INDENTURE WITNESSETH, That the Grantor, Offset Press, Inc., an Illinois Corporation, by and through its President, Paul A. Nelson and its Secretary, Thomas E. Nelson, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, ConveyS and WarrantS unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of June, 1984, and known as Trust Number 84064434, the following described real estate in the County of Cook and State of Illinois, to-wit:

1-01-005

LOTS 8, 9, 10 AND 11 IN BLOCK 1 IN SUBDIVISION OF BLOCKS 1 TO 9 IN WALLEN AND PROBST'S ADDITION TO OAK PARK IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO general taxes for the year 1990 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter), if any.

Permanent RE Index Nos. 16-18-103-001; 16-18-103-002; 16-18-103-003

Address of Property: 1017 Madison, Oak Park, Illinois

PREPARED BY: ROBERT T. CICHOCKI, 1111 South Boulevard, Oak Park, Illinois

DEPT-01 RECORDING
49321-C-91-050502
COOK COUNTY RECORDER

Real Estate Transfer Tax \$1000
Real Estate Transfer Tax \$50
11:51:00
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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 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 subdivide 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, to donate, to dedicate, to mortgage, pledge or otherwise encumber and to release or any part thereof, to lease said real estate, or any part thereof, from time to time, in whole or in part, to grant to any person or persons in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease more than the term of the lease, 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 make and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the amount of money to be paid for present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant to any person or persons in present or in future, to release, convey or assign any right, title or interest in or about or payment dependent on 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 should 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, 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, and 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, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in the Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereof, and 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 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 the Trust, and that the Trust Agreement is in full force and effect.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, 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 thereof, or for injury to person or property hereafter in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or liability 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 attorneys-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, or its own name, as Trustee of said Trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or liability, 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 the earnings, avails and proceeds thereof as aforesaid, the intention thereof being to vest in said The Midwest Bank and Trust Company, 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 each case made and provided, and said Trustee shall not be required to produce this Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 31st day of January, 1991

(SEAL) By: Paul A. Nelson President (SEAL)
(SEAL) Attest: Thomas E. Nelson Secretary (SEAL)

State of Illinois)
County of Cook) SS. Robert T. Cichocki a Notary Public in and for said County, in the state aforesaid, do hereby certify that Paul A. Nelson and Thomas E. Nelson not personally, but in their capacity as President and Secretary, respectively, of Offset Press, Inc.

" OFFICIAL SEAL " ROBERT T. CICHOCKI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1/13/92

personally known to me to be the same person whose names are subscribed to foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the of homestead. under my hand and official seal this 31st day of January 1991
Robert T. Cichocki
Notary Public

GRANTEE'S ADDRESS: Midwest Bank & Trust Company 1606 N. Harlem Avenue Elmwood Park, IL 60635 Box 258

1017 Madison, Oak Park, Illinois For information only insert street address of above described property. B.O. 283

Document Number 91050502

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BOOK
CO. NO. 616

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

FB 13587

FEB 1 '91

DEPT. OF
REVENUE

150.00