

The above space for recorder use only.

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THIS INDENTURE, made this 15th day of January, 1991, between MANUFACTURERS AFFILIATED TRUST COMPANY, an Illinois Trust Company, a Successor Trustee to Affiliated Bank/Western National, f/k/a Western National Bank of Cicero, under the provisions of a deed or deeds in trust, duly recorded and delivered to said trust company in pursuance of a Trust Agreement dated the 9th day of April, 1985, and known as Trust Number 9469 party of the first part, and

FIRST NATIONAL BANK OF EVERGREEN PARK, as Trustee under Trust Agreement dated January 14, 1991 and known as Trust ~~1887-01~~ **RECORDING**
 3101 W. 95th Street #2222 TRAN 4343 02/05/91 15:27:00
 Evergreen Park, IL 60642 #1917 # * **91-056444**
 party of the second part.

\$15.27

COOK COUNTY RECORDER

WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND NO/100THS DOLLARS,

and other good and valuable considerations in hand paid, does thereby convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit: The North Half (except the North 258 Feet) of the West 125 Feet of the East 158 Feet of the West Half of the North West Quarter of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. (except the South 1/2 of the North 1/2 of the West 125 Feet of the East 158 Feet of the West Half of the Northwest Quarter of Section 10, Township 38 North, Range 13 East of the Third Principal Meridian)

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. (SEE ATTACHED EXHIBIT "A")

SUBJECT ONLY TO: Attached hereto and made a part hereof (EXHIBIT "B")

Property Index Number 19-10-104-012 - 91-056444

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.

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 of mortgage (if any there be) of record in said county against said premises given to secure the payment of money, and remaining unreleased at the date of the delivery thereof.

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 duly authorized agents.

MANUFACTURERS AFFILIATED TRUST COMPANY, Trustee

By: Suzanne Goldstein Baker

Its: Suzanne Goldstein Baker - Vice President

Attest: Claire Rosati Feley

Its: Claire Rosati Feley - Second Vice President



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX

FEB-5'91 DEPT. OF REVENUE \$ 98.00

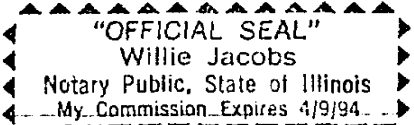
Document Number

91056444

State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named officers of the MANUFACTURERS AFFILIATED TRUST COMPANY, a Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such title as described above, 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 said attesting officer, as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument pursuant to authority, given by the Board of Directors of said Corporation, as the 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 16th day of January, 1991



Willie Jacobs
 NOTARY PUBLIC

DELIVERY INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

NAME FED NOWALCZYK ESQ.
 STREET 5618 S. PULASKI RD.
 CITY CHICAGO, IL 60629-4420

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

4600 W. 48th Street
Chicago, IL



THIS INSTRUMENT WAS PREPARED BY
 Suzanne Goldstein Baker
 MANUFACTURERS AFFILIATED TRUST CO.
 758 West North Avenue
 Chicago, Illinois 60610

COOK COUNTY RECORDER'S OFFICE
 REAL ESTATE TRANSACTION TAX
 \$ 735.00

MAIL TO

UNOFFICIAL COPY

Property of Cook County Clerk's Office

91056444

COOK
CO. CLERK
223166

UNOFFICIAL COPY

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 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 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 present 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 100 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, 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 case made and provided.

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EXHIBIT " B "

subject only to:

1. Covenants, conditions and restrictions of records;
2. Private, public and utility easements and roads and highways, if any;
3. Party wall rights and agreements, if any;
4. Existing leases and tenancies;
5. Special taxes or assessments for improvements not yet completed;
6. Installments not due at date hereof of any special tax or assessment for improvements heretofore completed;
7. General taxes for 1990 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year.

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01/10/91

10:34

312 419 0778

NEAR NORTH TITLE

002

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

COUNTY OF COOK)

Howard Skolnik being duly sworn on oath, states that he resides at 4900 S. Kilbourn Chicago, IL. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.
- OR-
- 2. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
 1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre of any recorded subdivision which not not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lot from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Howard Skolnik 91056443

SUBSCRIBED and SWORN to before me this 15th day of Jan, 1991.

[Signature]
NOTARY PUBLIC

