

91176528

The grantor, WILLIAM C. THIESEN
is Independent Administrator
of the ESTATE OF ELIZABETH
THIESEN Cook County No 90 P 12096, deceased,
by virtue of letters testamentary issued to him by the
Probate Court of Cook County, State of
Illinois, and in exercise of the power of sale granted to
him in and by said will and in pursuance of every other
power and authority enabling, and in consideration of
One Hundred Forty-eight thousand and no/100
(\$148,000) and other good and valuable consid-
eration.
Court Order of April 3, 1991
Dollars, receipt whereof is hereby acknowledged, do hereby
quit claim and convey unto

\$13.00
DEPT-01 RECORDING
71111 TRAN 2652 04/17/91 12:55:00
#7147 : A * - 91 - 176528

(The Above Space For Recorder's Use Only)

The Cosmopolitan National Bank of
Chicago, Trust No.26997, dated July 12, 1984

(NAME AND ADDRESS OF GRANTEE)


the following described real estate situated in the County of Cook, in the State of ILLINOIS, to
wit: Lot 171 in Pauerborn and Klode's Woodland Park, in the East
half of Section 27, Township 41 North, Range 12, East of the
Third Principal Meridian, in Cook County, Illinois

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Address: 309 N. Rose, Park Ridge, IL 60068
PIN NO. 09 27 402 022 0000

Subject to general taxes for the year 1990 and subsequent years,
and covenants and conditions of record.

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APFD. RIDERS OR REVENUE STAMPS HERE
CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 4109


TO HAVE AND TO HOLD said real estate with the appurtenances, on 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, to redivide said real estate as often as desired, to contract to sell, to grant option 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, its possession or reversion, by lease to commence in present or in future, and on any terms
and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, to renew or extend leases on any terms and for any period or periods
of time, 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, permit to lease and
options to renew leases and options to purchase the whole or any part of the reversion, 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 concerning 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 moneys
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
propriety of any act of 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 on or claiming under any such conveyance, lease or other instrument to that at the time of the delivery thereof the trust created by this Deed 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 Deed 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 the trust, and are fully empowered as Trustee.

This conveyance is made on 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 for anything if or they or its or their agents or attorneys may do or
omit to do in or about 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 said
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 as 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 as far as the trust property and funds in the actual possession of the Trustee

(continued on reverse side)

1300

UNOFFICIAL COPY

shall be applicable for the payment and discharge thereof). All persons and corporations who are or shall be charged with notice of the condition from the date of the recording and/or filing 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 thereunder shall have any vote 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 instrument hereof being to vest in said The Commercial National Bank of Chicago, as Trustee, the entire legal and equitable title in fee simple, in and to all of said real estate.

If the sale to any of said real estate is now or hereafter registered, the Register 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.

Dated this 28th day of March, 1941

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

William C. Thiesen (SEAL)
As Independent Administrator
William C. Thiesen
Estate of Eleanor C. Thiesen (SEAL)
As executor as aforesaid

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that

William C. Thiesen

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such for the uses and purposes therein set forth.

** Independent Administrator

Given under my hand and official seal, this 9th day of April, 1941

Commission expires

Frederick J. Otto
Notary Public
My Commission Expires 8/1/41

Frederick J. Otto
NOTARY PUBLIC

This instrument was prepared by Frederick J. Otto, 350 Prospect, #206, Park Ridge, IL 60068
(NAME AND ADDRESS)

MAIL TO:

1ST PRIORITY
FEDERAL SAVINGS BANK
632 DE WASHINGTON AVENUE
CHICAGO, IL 60622

ADDRESS OF PROPERTY:

309 N. Rose

Park Ridge, IL 60068

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

OR

RECORDING'S OFFICE BOX NO.

(Name)
(Address)

STATE OF ILLINOIS
FEDERAL ESTATE TRANSFER TAX
\$148.00

RECORDED