

UNOFFICIAL COPY

TRUSTEE'S DEED

IN TRUST

1991 JUN -7 PM 1:38

91273635

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 4th day of April, 1991, between Brookfield Federal Bank for Savings, a corporation under the Laws of the United States of America, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 1st day of August, 1988, and known as TRUST AGREEMENT, Number 258, party of the first part, and PARKWAY BANK and known as TRUST AGREEMENT, dated March 5, 1991 and known as TRUST #9945, party of the second part, 4000 N. Ogden Avenue, Harwood Heights, Illinois, 60143, as WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND NO/100- - - - - DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF;

Address of Property: 7942 W. Ogden Avenue, Lyons, Illinois
Permanent Tax No: 18-01-100-005, 18-01-100-006 & 18-01-100-007

together with the tenements 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 behoof forever of said party of the second part

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO: covenants, conditions, restrictions and easements of record; and all applicable laws, rules and regulations of the State of Illinois and the County of Cook, including the General Real Estate Tax for 1990.

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 or mortgage (if any) there of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof. 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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

*NOW KNOWN AS CITIBANK
FEDERAL SAVINGS BANK,
SUCCESSOR IN INTEREST
BY REASON OF MERGER

Brookfield Federal Bank for Savings As Trustee as aforesaid,
and not individually.

By

Attest

Assistant Vice President

Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

SS.

I, LINDA C. FOSKETT, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT WEATHER, SR. Vice President of BROOKFIELD FEDERAL BANK FOR

SAVINGS, and STEVEN D. SCHNEIDER, Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed in the foregoing instrument as such Vice President and 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 Corporation, for the uses and purposes herein set forth; and the said Secretary did also then and there acknowledge that said Corporation, as Custodian of the Corporate Seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as said Secretary's own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
LINDA C. FOSKETT

Notary Public, State of Illinois
My Commission Expires 11/21/92

Given under my hand and Notarial Seal this 4th day of April, 1991

Notary Public

THIS INSTRUMENT WAS PREPARED BY
JOHN J. SWIESS
ATTORNEY AT LAW
P. O. #266
Brookfield, Illinois 60513

DEL NAME
IV STREET
R CITY
Y

JUDITH B. PETRUCCI
7949 W. OGDEN AVE.
LYONS, ILL. 60534

BOX 333 - TH

T
O: OR: RECORDER'S OFFICE BOX NUMBER

COOK
COUNTY

1991 JUN 7



STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS TAX

675.00

REAL ESTATE TRANSACTION TAX
Cook County
337.50

Document Number

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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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or 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 195 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 property, 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 premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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.

The interest of each and every beneficiary hereunder 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 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.

If the title to any of the above lands 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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290d.

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PARCEL 1:

THE WEST 64 FEET MEASURED ALONG THE NORTH LINE OF OGDEN AVENUE OF THAT PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 3.04 CHAINS SOUTH OF THE NORTH LINE AND 3.62 CHAINS EAST OF THE WEST LINE OF SAID SECTION 1, SAID POINT BEING THE SOUTH EAST CORNER OF LOT CONVEYED TO NICHOLAS MEYER BY DEED DATED MAY 21, 1869 AND RECORDED MAY 24, 1869 AND RE-RECORDED MAY 16, 1872 AS DOCUMENT NUMBER 31249 IN BOOK 128, PAGE 189, THENCE RUNNING SOUTH TO THE CENTER OF THE SOUTH WESTERN PLANK ROAD (NOW OGDEN AVENUE) THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ROAD TO THE SOUTH EAST CORNER OF A LOT CONVEYED BY ROBERT VIAL AND WIFE TO NICHOLAS BECKER BY WARRANTY DEED DATED MAY 21, 1869 AND RECORDED MAY 24, 1869 IN BOOK 518 AS DOCUMENT NUMBER 12788, THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID BECKERS LOT 2.97 CHAINS TO THE SOUTH LINE OF SAID MEYERS LOT THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID MEYERS LOT TO THE POINT OF BEGINNING: ALSO

PARCEL 2:

THE EASTERLY 1/2 OF A TRACT DESCRIBED AS THAT PART OF SECTION 1 AFORESAID DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 3.04 CHAINS SOUTH OF THE NORTH LINE AND 3.62 CHAINS EAST OF THE WEST LINE OF SAID SECTION 1, SAID POINT BEING THE SOUTH EAST CORNER OF A LOT CONVEYED TO NICHOLAS MEYER BY DEED DATED MAY 21, 1869 AND RECORDED MAY 24, 1869 AND RERECORDED MAY 16, 1872 AS DOCUMENT 31249 IN BOOK 128 PAGE 189, THENCE RUNNING SOUTH TO THE CENTER OF THE SOUTH WESTERN PLANK ROAD (NOW OGDEN AVENUE) THENCE RUNNING SOUTHWESTERLY ALONG THE CENTER OF SAID ROAD TO THE SOUTH EAST CORNER OF A LOT CONVEYED BY ROBERT VIAL AND WIFE TO NICHOLAS BECKER BY WARRANTY DEED DATED MAY 21, 1869 AND RECORDED MAY 24, 1869 IN BOOK 518 PAGE 421 AS DOCUMENT NUMBER 12788, THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID BECKERS LOT 2.97 CHAINS TO THE SOUTH LINE OF SAID MEYERS LOT THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID MEYERS LOT TO POINT OF BEGINNING EXCEPTING THEREFROM THAT PART OF SAID EASTERLY 1/2 CONVEYED TO JOHN SCHRECK AND EVA SCHRECK, HIS WIFE, BY DEED RECORDED AUGUST 24, 1917 AS DOCUMENT NUMBER 6178707 ALL IN COOK COUNTY, ILLINOIS. ALSO

PARCEL 3:

THAT PART OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 3.04 CHAINS SOUTH OF THE NORTH LINE AND 3.62 CHAINS EAST OF THE WEST LINE OF SAID SECTION 1; SAID POINT BEING THE SOUTH EAST CORNER OF LOT FORMERLY OWNED BY NICHOLAS MEYER, AND RUNNING THENCE SOUTH TO THE CENTER OF THE THE SOUTH WEST PLANK ROAD AND RUNNING THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ROAD 34 FEET AND RUNNING THENCE NORTH PARALLEL WITH A LINE 3.62 CHAINS EAST OF THE WEST LINE OF SAID SECTION 1, TO THE SOUTH LINE OF SAID MEYER'S LOT AND RUNNING THENCE EASTERLY ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING, (EXCEPT FROM SAID LAND THAT PART THEREOF TAKEN OR USED FOR STREET) IN COOK COUNTY, ILLINOIS. ***

PERMANENT TAX NUMBERS: 18-10-100-005, PARCEL 1; 18-10-100-006, PARCEL 2; 18-01-100-007, PARCEL 3.

PROPERTY ADDRESS: 7942 OGDEN AVENUE, LYONS, ILLINOIS 60534

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

Isa.

COUNTY OF COOK)

Bruce E. Mack, being duly sworn on oath,
states that he resides at 8312 JOLIET RD. MC COOK, 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:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. 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 does 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 lots 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.

SUBSCRIBED and SWORN to before me
this 5th day of June, 1994

[Signature]
Notary Public

