

UNOFFICIAL COPY

TRUSTEE'S DEED

DEED IN TRUST

The above space for recorders use only

THIS INDENTURE, made this 15th day of July, 1992, between BANK OF CHICAGO/GARFIELD RIDGE F/K/A GARFIELD RIDGE TRUST & SAVINGS BANK, a 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 within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking corporation in pursuance of a certain Trust Agreement, dated the 27th day of April 1989, and known as Trust Number 89-4-7, party of the first part, and COSMOPOLITAN BANK AND TRUST, AS TRUSTEE, UNDER TRUST AGREEMENT DATED JULY 15, 1992 AND KNOWN AS TRUST NO. 29942.

DEPT-01 RECORDING \$23.50
 party of the second part
 2222 TRAN 6968 08/25/92 15:09:00
 42450 B *-92-630222

Address of Grantee: 801 South Clark Street, Chicago, IL 60610
 WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars and no/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

THE SOUTH 1/2 OF LOT 12 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 5511 N. Broadway, Chicago, IL 60640

Permanent Real Estate Index No 14-08-280-011-0000
 together with the tenements and appurtenances thereunto belonging

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.

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 hereof and incorporated" herein by reference.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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 above mentioned, and of every other power and authority thereunto enabling. The deed is made subject to the liens of all trusts, deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Land Trust Officers and attested by its Vice President the day and year first above written.

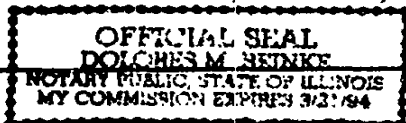
Assistant
 BANK OF CHICAGO/GARFIELD RIDGE F/K/A
 GARFIELD RIDGE TRUST & SAVINGS BANK
 as Trustee, as aforesaid and not personally.

By *Rosemary J. Baran* LAND TRUST OFFICER
 Attest *John J. Novotny* Assistant VICE PRESIDENT

STATE OF ILLINOIS }
 COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Land Trust Officer and Vice President of the BANK OF CHICAGO/GARFIELD RIDGE F/K/A GARFIELD RIDGE TRUST & SAVINGS BANK, An Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and Vice President 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 Banking Corporation for the uses and purposes therein set forth; and the said Land Trust Officer then and there acknowledged that said Vice President as custodian of the corporate seal of said Banking Corporation caused the corporate seal of said Banking Corporation to be affixed to said instrument as said Vice President's own free and voluntary act and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal, on this 17th day of August 19 92



Dolores M. Reinke
 Notary Public

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE
 DESCRIBED PROPERTY HERE

5511 N. Broadway
 Chicago, IL 60640

THIS INSTRUMENT WAS PREPARED BY:

R. Baran
 6353 West 55th Street, Chicago, IL 60638

This space for affixing riders and revenue stamps
 203,222

Document Number

2350



DELIVERY

NAME
 STREET
 CITY
 INSTRUCTIONS
 RECORDER'S OFFICE BOX NUMBER

JAMES L. FERSTEL
 Attorney at Law
 Suite 822 - 79 West Monroe Street
 Chicago, Illinois 60603

UNOFFICIAL COPY

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 present or in future, 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 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 the 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 any 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 predecessors in trust.

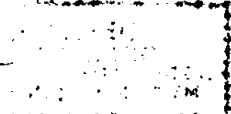
This conveyance is made upon the express understanding and condition that neither BANK OF CHICAGO / GARFIELD RIDGE individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or 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 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 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.

1955-202

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