

DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE, made this 29th day of October, 1992, between BANK OF CHICAGO/GARFIELD RIDGE F/K/A GARFIELD RIDGE TRUST & SAVINGS BANK, SUCCESSOR TRUSTEE TO LAWDALE 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 23th day of June, 1988, and known as Trust Number 2052, party of the first part, and First National Bank of Cicero, as trustee under Trust #10-13 dated October 27, 1992, party of the second part.

Address of Grantee: 6000 W. Cermak Road, Cicero, IL 60650

WITNESSETH, that said party of the first part, in consideration of the sum of \$100,000.00 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: Parcel 1: Lots 13 and 14 in Block 1 in Vincent's Subdivision of the Northeast 1/4 of the Northwest 1/4 (except railroad) in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.L.N. 14-31-110-009 (Lot 13); 14-31-110-010 (Lot 14)

Parcel 2: Lots 15 to 19 in Block 1 in Vincent's Subdivision of the Northeast 1/4 of the Northwest 1/4 (except railroad) in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index No. 14-31-110-011 (Lot 15); 14-31-110-012 (Lot 16) together with the tenements and appurtenances thereto belonging 14-31-110-013 (Lot 17) 14-31-110-014 (Lot 18)

TO HAVE AND TO HOLD the said real estate with the appurtenances, to 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 the real estate to the trust trustee named herein. The powers and authority conferred upon said trust trustee 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 of Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling. The deed is made subject to the liens of all trust 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 hereunto affixed, and has caused its name to be signed to these presents by one of its duly authorized officers and attested by its Vice President the day and year first above written.

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

Rosemarie J. Baran, LAND TRUST OFFICER; Judge A. Novotny, VICE PRESIDENT

COOK COUNTY RECORDER #5077 E *92-864253 145555 GRAN 1225 11/18/92 12:06:00 DEPT-01 RECORDING \$25.00

This space for affixing rider, and revenue stamps

Handwritten signature: Mary Ann Zerk

Handwritten date: 11/9/92

92866253

Document Number

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, SUCCESSOR TRUSTEE TO LAWDALE 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.

Notary Public: Mary Ann Zerk, 4th day of November 1992, My Commission Expires 5/5/93

DEED DELIVERY INSTRUCTIONS: NAME: First National Bank of Cicero Trust Dept. STREET: 6000 W. Cermak Rd. Cicero, IL., 60650 CITY: RECORDER'S OFFICE BOX NUMBER 284

FOR INFORMATION ONLY: INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 2341-59 North Seeley Ave. Chicago, IL 60647 THIS INSTRUMENT WAS PREPARED BY: R. Baran 6353 West 55th St. Chicago, IL 60638

Handwritten initials: R. Baran

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 praesenti 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 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 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 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, judgement or decree for anything it or they or he 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 notices 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.

Seal of Cook County Clerk's Office

UNOFFICIAL COPY

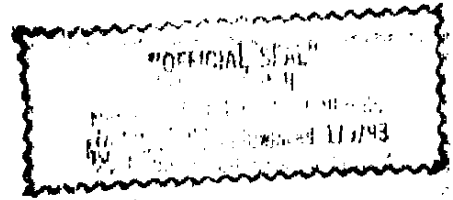
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: November 9, 19 92 Signature: Glenn J. Richter
~~XXXXXXXX~~ Agent

Subscribed and sworn to before
me by the said Glenn J. Richter
this 9th day of November, 19 92

Notary Public Carol P. Butala

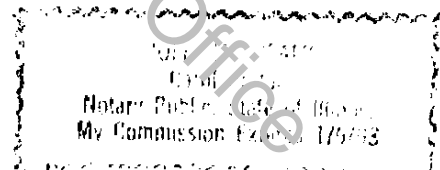


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 9, 19 92 Signature: Glenn J. Richter
~~XXXXXXXX~~ Agent

Subscribed and sworn to before
me by the said Glenn J. Richter
this 9th day of November, 19 92

Notary Public Carol P. Butala



NOTE: Any person who knowingly submits a false statement concerning the Identity of a grantee shall be guilty of a Class C. misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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