

UNOFFICIAL COPY

TRUSTEE'S DEED

The above space for recorder's use only

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 22nd day of January 19 58, AND known as Trust Number 15188, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

CHICAGO TITLE & TRUST COMPANY, as Trustee under Trust number 10-67621 date March 31, 1976

of (Address of Grantee) 111 West Washington Street, Chicago, IL 60602

the following described real estate in Cook County, Illinois:

A tract of land described as follows: Nilsson Brothers Consolidation of part of lot "C" in Bickel and Others Subdivision of part of the North West Quarter of Section fourteen (14), Township forty (40) North, Range thirteen (13), East of the Third Principal Meridian, together with a strip of land lying east of and adjoining the same, in Cook County, Illinois.

2654 W. Montrose, Chicago, IL 60640
12-14-127-024-0000

DEPT-01 RECORDING
T#1111 TRON 2667 03/10
#0027 4 4 - 92
COOK COUNTY RECORDER

\$23.50
92 15:49:00
1055518

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements; existing leases and tenancies; general real estate taxes for the year 1991 and subsequent years.

92155518

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ALL OF THE TERMS AND PROVISIONS CONTAINED ON THE REVERSE SIDE HEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF. AND THE GRANTOR, TRUSTEE, IS EMPOWERED BY ITS TRUST AGREEMENT TO MAKE THIS CONVEYANCE TO THE GRANTEE, TRUSTEE.

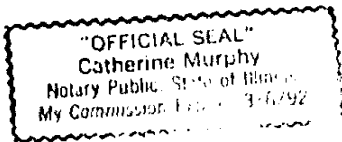
IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Secretary, this 28th day of February, 19 92.

Harris Trust and Savings Bank
as Trustee as aforesaid, and not personally,

BY: [Signature]
Vice President

ATTEST: [Signature]
Assistant Secretary

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 Vice President and Assistant Secretary of the **HARRIS TRUST AND SAVINGS BANK** Grantor, personally came to me to be the same persons whose names are set forth in the instrument as such Vice President and Assistant Secretary respectively, appeared before me on this day in person and acknowledged that they signed and delivered the said instrument as their covenanted and attested act and as the free and voluntary act of said Bank for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary as such holder of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 28th day of February, 1992.
[Signature]
NOTARY PUBLIC

DELIVERED

Name 111 West Washington St
Street Chicago, IL 60602
City

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2654 W. Montrose Ave
Chicago, IL 60640

DOCUMENT NUMBER

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER



This instrument was prepared by [Signature]

2350

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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 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 the 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, 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.

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.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead, from sale on execution or otherwise.

X-8992 (N-4-89)

92155518

After recording please mail to:
HOWARD ROOPE, ESQ.
33 N. LAUREL ST.
25TH FLOOR
CHICAGO IL 60601

STATE OF ILLINOIS
DEPARTMENT OF REVENUE

RECEIVED
MAY 13 1989

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