

UNOFFICIAL COPY

TRUSTEE'S DEED

This instrument was prepared by:
Dane H. Clevin, President
Community Savings Bank
4801 W. Belmont Avenue
Chicago, IL 60641

93460269

The above space for recorders use only

SEPT-01 10-12-93
140000 TRAM 2019 06/16/93 13:27:00
#3094 # *-93-460269
COOK COUNTY RECORDER

THIS INDENTURE, made this 26th day of May, 1993, between COMMUNITY SAVINGS BANK, an Illinois Corporation located at 4801 W. Belmont Avenue, Chicago, Illinois 60641, 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 association in pursuance of a certain Trust Agreement dated the 28th day of March 1989, and known as Trust Number LT-302 party of the first part, and FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE

a banking association whose address is 607 W. Devon, Park Ridge, IL, 60068 as Trustee under the provisions of a certain Trust Agreement, dated 14th day of May 1990, and known as Trust No. 2129 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of _____ (\$10.00) TEN and NO/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

Exempt under provision of Paragraph 4
Section 4, Real Estate Transfer Tax Act.
6-11-93 Dane H. Clevin
Date Buyer, Seller or Representative

93460269

93-416-66

PIN: 12-01-401-028-0000 (Parcel 1) and 12-01-402-031-0000 (Parcel 2)
Property Address: 5935 N. Odell, Chicago, IL. 60656
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.
THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

The said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This 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 Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

COMMUNITY SAVINGS BANK,

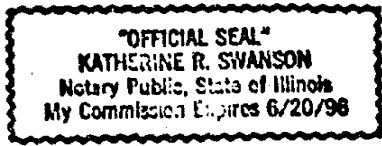
as Trustee, as aforesaid, and not personally,

BY Dane H. Clevin President

ASSIST: [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 COMMUNITY SAVINGS BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant 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 Grantor for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said Grantor caused the corporate seal of said Grantor 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 Grantor for the uses and purposes therein set forth.

Given under my hand and Notary Seal, Date May 28, 1993
NOTARY PUBLIC Katherine R. Swanson



2950 [Signature]

This space for fixing riders and revenue stamps

Document Number

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TRUSTEE'S DEED

COMMUNITY SAVINGS BANK

As Trustee

TO

03490388

ADDRESS OF PROPERTY

Mail To:
First State Bank + Tr. Co.
of Park Ridge
607 W. Devon
Park Ridge, IL 60068

RECORDERS OFFICE BOX NO.

COMMUNITY SAVINGS BANK
4801 West Belmont Avenue
Chicago, Illinois 60641

Property of Cook County, Illinois

Date _____
Book, Folio or Subsequent _____
Section 8, West Estate Transfer Tax Act _____
Exempt under provisions of Paragraph _____

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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to vacate any addition or part thereof, and to subdivide said property as often as desired; to convey said premises or any part thereof to sell, to grant options to purchase, to sell on any terms; to convey 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 lease or otherwise 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 purchase, to lease and options to renew leases and options to purchase 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, 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 that the terms of this trust have been complied with, or be obliged to inquire into the necessity for 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 building 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither COMMUNITY SAVINGS BANK, an Illinois Corporation, nor its 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 thereof, 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, whether incurred or not, shall be deemed to have been incurred or entered into by the Trustee in connection with said real estate, and 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 payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be obliged 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 personal 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 right 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.

PARCEL 1:

THAT PART OF LOTS 5, 6, AND 7 TAKEN AS ONE TRACT WHICH LIES SOUTH AND SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5 WHICH IS 86.08 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE) OF THE NORTH EAST CORNER OF SAID LOT 5, THENCE WEST ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES, 10 MINUTES WITH THE EAST LINE OF SAID LOT 5 FROM NORTH TO WEST A DISTANCE OF 57.94 FEET TO POINT; THENCE NORTHWESTERLY ALONG A LINE A DISTANCE OF 67.65 FEET TO A POINT ON NORTHWESTERLY LINE OF SAID

LOT 6 SAID POINT BEING 5.0 FEET SOUTHWESTERLY (AS MEASURED ALONG AN ARC HAVING A RADIUS OF 50 FEET) OF THE SOUTH WEST CORNER OF SAID LOT 5; AND WHICH LIES EAST AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SOUTH LINE OF SAID LOT 7 WHICH IS 36.13 FEET WEST (AS MEASURED ALONG SAID SOUTH LINE) OF THE SOUTH EAST CORNER OF SAID LOT 7; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO SAID SOUTH LINE A DISTANCE OF 77.67 FEET TO A POINT THENCE NORTHWESTERLY ALONG A LINE A DISTANCE OF 45.31 FEET TO THE NORTH EAST CORNER OF SAID LOT 7 ALL IN KISLAS SECOND SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF PART OF LOT 2 IN KISLAS SUBDIVISION OF PART OF THE EAST 1/2 OF SAID SECTION 1 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 10 IN BLOCK 5 IN WHIPPLE'S ADDITION TO NORWOOD PARK BEING 23.79 ACRES IN THE EAST 1/2 OF LOT 1 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 10, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10, 20.97 FEET TO A POINT; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID LOT 10 WHICH IS 26.03 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF LOT 10, 26.03 FEET TO THE SOUTH WEST CORNER OF SAID LOT 10; THENCE NORTH TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

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EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF EASEMENTS RECORDED NOVEMBER 20, 1961 AS DOCUMENT 18335237 AND AS DEPICTED ON THE PLAT ATTACHED TO SAID DECLARATION AND BY DEED FROM EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 18, 1960 AND KNOWN AS TRUST NUMBER 11050 TO ALICE H. JENKINSON DATED NOVEMBER 10, 1976 AND RECORDED DECEMBER 29 1976 AS DOCUMENT 23762674 AND RE-RECORDED AS DOCUMENT 23792772 FOR INGRESS AND EGRESS OVER THAT PART OF LOT 9 IN BLOCK 5 IN WHIPPLE'S ADDITION TO NORWOOD PARK BEING 23.79 ACRES IN THE EAST 1/2 OF LOT 1 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 9 WHICH IS 24.78 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 9; THENCE EAST 18.41 FEET TO A POINT WHICH IS 24.67 FEET SOUTH OF THE NORTH LINE OF SAID

LOT 9; THENCE SOUTH 25.28 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9 WHICH IS 20.97 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 9 TO THE SOUTH WEST CORNER OF SAID LOT 9; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9, 25.43 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO

OVER THE SOUTH 15 FEET AND THE SOUTHWESTERLY 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: THAT PART OF LOTS 5 AND 6 TAKEN AS A TRACT WHICH LIES NORTH AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5 WHICH IS 86.08 FEET SOUTH (AS MEASURED ALONG THE SAID EAST LINE OF THE NORTH EAST CORNER OF SAID LOT 5); THENCE WEST ALONG A LINE WHICH FORMS ANGLE OF 95 DEGREES, 10 MINUTES WITH THE EAST LINE OF SAID LOT 5 FROM NORTH TO WEST A DISTANCE OF 57.94 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE A DISTANCE OF 67.65 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 6 SAID POINT BEING 5 FEET SOUTHWESTERLY (AS MEASURED ALONG AN ARC HAVING A RADIUS OF 50 FEET) OF THE SOUTH WEST CORNER OF SAID LOT 5 ALL IN KISLA'S SECOND SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NR. 12-01-401-028-0000

(Parcel 1)

PERMANENT INDEX NR. 12-01-402-031-0000

(Parcel 2)

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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, 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 June 14, 1993

SIGNATURE [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY
THE SAID Agent, THIS 14
DAY OF June, 19 93

GRANTOR/AGENT
"OFFICIAL SEAL"
Daniel A. Arciola
Notary Public, State of Illinois
My Commission Expires 2/15/95

NOTARY PUBLIC [Signature]

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 June 14, 19 93

SIGNATURE [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY
THE SAID Agent, THIS 14
DAY OF June, 19 93

GRANTEE/AGENT
"OFFICIAL SEAL"
Daniel A. Arciola
Notary Public, State of Illinois
My Commission Expires 2/15/95

NOTARY PUBLIC [Signature]

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT).

UNOFFICIAL COPY

OFFICIAL SEAL
Daniel A. Arnold
Notary Public, State of Illinois
My Commission Expires 2/15/25

OFFICIAL SEAL
Daniel A. Arnold
Notary Public, State of Illinois
My Commission Expires 2/15/25

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