

# UNOFFICIAL COPY

93579016

THIS INDENTURE, Made this 1st day of June, 1993, between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust Agreement dated the 4th day of January, 1988, and known as Trust Number 686, party of the first part, and

STANDARD BANK AND TRUST COMPANY, as Trustee under a Trust Agreement dated March 4, 1993, and known as Trust No. 13737

93579016

2400 West 95th Street, Evergreen Park, IL 60642, party of the second part.

DEPT-01 RECORDING  
180000 TRAM 2761 07/26/93 11:01:00  
95758 \* 93-579016  
COOK COUNTY RECORDER

\$27.5

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 grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

That part of the North-East Quarter of the South-East Quarter of the South-West Quarter of Section 18, Township 38 North, Range 13, East of the Third Principal Meridian described as follows: commencing at the South-East corner of the North-East Quarter of the South-East Quarter of the South-West Quarter of said Section 18; thence North along the East line of the South-West Quarter of Section 18 a distance of 23.00 feet for a place of beginning; thence continuing North on the aforesaid line a distance of 96.69 feet to a point, said point being the intersection of the East line of the South-West Quarter of Section 18, and the Easterly prolongation of the North face of a brick building; thence West along aforesaid prolonged line a distance of 324.04 feet; thence South a distance of 197.11 feet to a point, said point being 23.00 feet North of the South line of the North-East Quarter of the South-East Quarter of the South-West Quarter of Section 18 and 323.84 feet West of the place of beginning (except the east 17.00 feet hereof), in Cook County, Illinois. P.I.N. No.: 19-18-303-011 & 010 together with the tenements and appurtenances thereunto belonging.

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TO HAVE AND TO HOLD the same unto said party of the second part, unto the proper use, benefit and behoof forever of said party of the second party.

SUBJECT TO: GENERAL TAXES FOR THE YEAR 1992 AND SUBSEQUENT YEARS; ZONING AND BUILDING LAWS AND ORDINANCES.

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

★ 5 CITY OF CHICAGO  
★ 3 REAL ESTATE TRANSACTION TAX  
★ 7 DEPT OF REVENUE JUL 20 93  
★ 6 P.B. 1109  
6,375.00  
88.00

This deed is executed by party of the first part, 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 any trust deeds, mortgages, and any other liens of record, if any, 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 its Vice-President and Trust Officer and attested by its Assistant Secretary, the day and year first above written.

THIS INSTRUMENT WAS PREPARED BY LAKESIDE BANK TRUST DEPARTMENT

Lakeside Bank  
As Trustee as aforesaid,  
By [Signature]  
Vice President/Trust Officer  
Attest [Signature]  
Assistant Secretary

2750

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STATE OF ILLINOIS  
COUNTY OF COOK

89.

I, the undersigned  
A NOTARY PUBLIC licensed for said County, in the State aforesaid, DO

HEREBY CERTIFY, that Burton L. Merick  
Vice President/Trust Officer of the Lakeside Bank

and Eva Aguilar

Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge

that Asst. Secretary and custodian of the corporate seal of said bank, did affix the said corporate seal of said Bank to said instrument as their 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 1st day

of June, 1973

Michele M. Larson  
Notary Public

REAL ESTATE TRANSACTION TAX  
REVENUE  
JUL 73 93  
482.50

"OFFICIAL SEAL"  
MICHELE M. LARSON  
Notary Public, State of Illinois  
My Commission Expires 10/16/95

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUL 73 93  
925.00

93579016

Box \_\_\_\_\_  
TRUSTEE'S DEED

As Trustees under Trust Agreement  
TO

*[Handwritten signature]*

Return to:  
Michael H. Erbe  
4801 W. Peterson  
Chicago, IL 60646

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## "EXHIBIT A"

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 AND INCORPORATED HEREIN BY REFERENCE.

~~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 IN TRUST DELIVERED TO SAID TRUSTEE IN PURSUANCE OF THE TRUST AGREEMENT ABOVE MENTIONED.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 to or 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 lease 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 lease 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 incident 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 wishing 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 acting 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 cases made and provided.

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# UNOFFICIAL COPY

IN WITNESS WHEREOF

I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

Given under my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

03-11-2000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } S.S.

JOHN T. SHESTOKAS, being duly sworn on oath, states that he resides at 6150 S. Oak Park Avenue, Chicago, IL 60638. That the attached deed is not in violation of Paragraph 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 subdivision 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 in 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 two (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, however, 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.

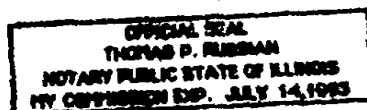
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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 29th day of June, 1993.

Thomas P. Russan  
Notary Public

x John T. Shestokas  
JOHN T. SHESTOKAS, a beneficiary of HYDE PARK BANK AND TRUST CO. TRUST NO. 686.



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STATE OF ILLINOIS

COUNTY OF COOK

That the following is a true and correct copy of the original as the same appears in the records of the County Clerk of Cook County, Illinois, to-wit:

1. The following is a true and correct copy of the original as the same appears in the records of the County Clerk of Cook County, Illinois, to-wit: [The following text is mirrored and largely illegible due to the watermark and bleed-through.]

3302074

93579016

ALL THE ABOVE SAID DEEDS ARE HEREBY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS, THIS 14TH DAY OF FEBRUARY, 1973.

COOK COUNTY CLERK'S OFFICE

ILLINOIS STATE ARCHIVES  
150 EAST WASHINGTON STREET  
SPRINGFIELD, ILLINOIS 62702

RECORDED AND INDEXED  
FEB 14 1973  
COOK COUNTY CLERK'S OFFICE