

UNOFFICIAL COPY

TRUSTEE'S DEED



93836378

The Above Space For Recorder's Use Only

THIS INDENTURE, Made this 28th day of September, 1993, between EDGEWOOD BANK, an Illinois banking corporation, Countryside, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded or registered and delivered to said Bank in pursuance of a Trust Agreement dated the 30th day of September, 1988, and known as Trust Number 368, party of the first part and THE RITA KOCORAS TRUST, DATED SEPTEMBER 21, 1993, RITA KOCORAS, party of the second part.

DEPT-0 RECORDING
 193333 TRAN 4494 10/18/93 16:16:00
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 \$25.50
 COOK COUNTY RECORDER

Address: 125 Acacia Circle, Unit #508, Indian Head Park, IL 60525

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other valuable considerations paid, does hereby Convey and Quitclaim to said party of the second part, the following described real estate in Cook County, Illinois:

PARCEL 1: Unit No. 508E and P-93E, in the Wilshire Green Condominium, as delineated on a survey of the following described real estate: Part of Outlot 3 of Indian Head Park Condominium Unit Number 1, being a subdivision of part of the West 1/2 of the North West 1/4 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25077886, as amended from time to time, together with its undivided percentage interest on the common elements, in Cook County, Illinois.

PARCEL 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of easements, covenants and restrictions recorded as Document Number 22779633, as amended from time to time, in Cook County, Illinois.

together with the tenements and appurtenances belonging and attached thereto.
 Permanent Real Estate Index No. 18-20-100-074-5157 & 18-20-100-074-1197

TO HAVE AND TO HOLD the same unto said party of the second part, forever.
 SUBJECT TO: Real estate taxes for 1993 and subsequent years; covenants, conditions, restrictions and easements of record.

This Deed is executed pursuant to and in 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 every Trust Deed or Mortgage, if any, of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 Trust Officer or Vice President and attested by its Assistant Trust Officer or Assistant Secretary, the day and year first above written.

ATTEST: *Mary Owens* Assistant Secretary
 EDGEWOOD BANK, as Trustee as aforesaid and not personally
 By *Constantine Malmquist* Trust Officer

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 SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

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--Assistant Trust Officer and Assistant Secretary--Assistant Trust Officer of EDGEWOOD BANK, Trustee as aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Vice President--Assistant Trust Officer and Assistant Secretary--Assistant Trust Officer 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, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary--Assistant Trust Officer then and there acknowledged that said Assistant Secretary--Assistant Trust Officer, as custodian of the corporate seal of said Bank, caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary--Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

OFFICIAL SEAL
 MARY OWENS
 Notary Public, State of Illinois
 My Commission Expires 08/22/97

Given under my hand and Notarial Seal this 29TH day of September, 1993.
 Commission expires 19____
Mary Owens
 Notary Public
 This instrument was prepared by C. O. Malmquist, Edgewood Bank, 1023 West 55th Street, Countryside, IL 60525 (Name and Address)

Mail to: ~~EDGEWOOD BANK~~ ADDRESS OF PROPERTY: 125 Acacia Circle, Unit #508
~~INDIAN HEAD PARK, ILLINOIS~~ Indian Head Park, IL 60525
~~125 ACACIA CIRCLE, #508~~ SEND SUBSEQUENT TAX BILLS TO: Rita Kocoras
 125 Acacia Circle, #508
 Indian Head Park, IL 60525

Handwritten initials

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REVISED

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parcels, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 authority vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease and to make, to amend, to change or modify leases and the terms and provisions thereof at any time or from time to time hereafter, to contract to make leases and to grant options to lease and otherwise

in no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of this purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the term of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or acting under any such conveyance, lease or other instrument, (n) 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, (o) 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 all amendments thereto, if any, and binding upon all beneficiaries hereunder, (p) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (q) if the conveyance is made to a successor or successors in trust, that said successor or successors in trust have been properly appointed and are fully vested with all the title, estate, title, powers, authority, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantor, 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 Trust Agreement or said Trust Agreement, 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 Trustee as beneficiary 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 available 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 under said Trust Agreement 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 any other disposition of said real estate, and such interest in hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to such real estate, but only an interest in earnings, avails and proceeds thereof and proceeds thereof, to wit in said Grantor the entire legal and equitable title in fee simple, in and to all of the real estate above described, "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

It is the intent of the above real estate as 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 in any other manner, 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.

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT

REQUIRED UNDER PUBLIC ACT 87-543

COOK COUNTY ONLY

The Seller or his Agent thereby certifies that, to the best of his/her knowledge, and the Buyer or his Agent hereby certifies that, to the best of his/her knowledge, that the name of the buyer shown on the deed 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 state under the laws of the State of Illinois.

EDGEWOOD BANK AS TRUSTEE UNDER

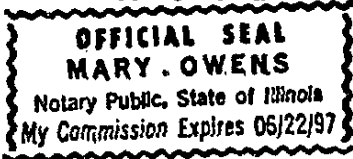
TRUST #369 DATED 9/30/88.

By: Constance Malmquist
Seller or Agent TRUST OFFICER

Beth Hossain Trustee
Buyer or Agent

State of Illinois)
) SS
County of Cook)

Subscribed and sworn to before me this 29th day of September 1993



Mary Owens
Notary Public

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 offense.

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.

THIS INSTRUMENT IS EXECUTED BY EDGEWOOD BANK, NOT PERSONALLY BUT SOLELY AS TRUSTEE, UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO THE EDGEWOOD BANK IN PURSUANCE OF A TRUST AGREEMENT DATED 9-30-88 AND ENCLIN AS TRUST NO. 369 IN THE EXERCISE OF THE POWERS AND AUTHORITY CONFERRED UPON AND VESTED IN IT AS SUCH TRUSTEE. ALL THE TERMS, PROVISIONS, STIPULATIONS, COVENANTS AND CONDITIONS TO BE PERFORMED HEREUNDER (WHETHER OR NOT THE SAME ARE PROVIDED IN TERMS COVENANT, PROMISES OR AGREEMENTS) BY THE EDGEWOOD BANK ARE UNDERTAKEN BY IT SOLELY AS TRUSTEE AS AFORESAID, AND NOT INDIVIDUALLY AND NO PERSONAL LIABILITY SHALL BE ASSERTED OR BE ENFORCEABLE AGAINST THE EDGEWOOD BANK BY REASON OF ANY OF THE TERMS, PROVISIONS, STIPULATIONS, COVENANTS AND CONDITIONS CONTAINED IN THIS INSTRUMENT.

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