

# UNOFFICIAL COPY

## DEED IN TRUST

**THIS INDENTURE WITNESSETH**, That the Grantors, **ELSA S. BANDI and JON W. STROMBERG**, as acting successor trustees under the provisions of a Trust Agreement dated November 8, 1967, between Botolf Stromberg, as Trustor, and Botolf Stromberg, as Trustee, of the County of Lake and State of Illinois, for considerations in hand paid, Convey and Warrant unto **NBD HIGHLAND PARK BANK, N.A.**, (formerly The First National Bank of Highland Park), as Trustee under the provisions of a Trust Agreement dated the 19th day of August, 1974, and known as Trust Number 1736 (hereinafter referred to as the "trustee"), the real estate in the County of Cook and the State of Illinois legally described as follows:

Lots 97, 98 and 99 in Milwaukee Mulford Harlem Subdivision in the Northwest Quarter of Section 25, Township 41 North, Range 12, East of 3rd P.M. in Cook County, Illinois.

### HEREINAFTER CALLED "THE REAL ESTATE"

Common Address: 7727 Milwaukee Avenue, Niles, Illinois.

Real Estate Tax I.D. Number: 09-25-202-028-0000-093

DEPT-01 RECORDING \$27.50  
T45555 TRAN 6457 01/28/93 14:15:00  
\$4228 + \*--S3--072381  
COOK COUNTY RECORDER

**SUBJECT TO:** General taxes for 1992 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; existing leases and tenancies in real estate with multiple units; acts done or suffered by or through the Grantee.

**TO HAVE AND TO HOLD** the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the 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 authorities vested in the trustee, to donate, to dedicate, to mortgage or otherwise encumber the real estate or any part thereof, to lease the real estate or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the 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 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 the real estate, 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 the real estate or any part thereof, and to deal with the real estate 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 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, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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, 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 any time of the delivery thereof the trust created by this indenture and by said trust declaration 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 declaration 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

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PROPERTY

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent, and the Grantee or his agent, affirm that, to the best of their knowledge, the name of the Grantee 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 title to real estate under the laws of the State of Illinois.

DATED: 1-15- \_\_\_\_\_, 1993.

*Christine [Signature]*  
Grantor or Agent

\_\_\_\_\_  
Grantor or Agent

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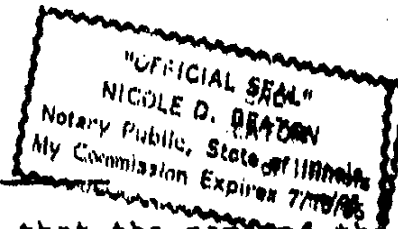
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## STATEMENT BY GRANTOR AND GRANTEE

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, 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 1-27, 1992 Signature: [Signature]  
Grantor or Agent

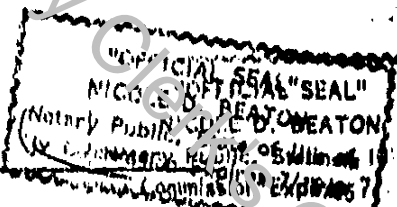
Subscribed and sworn to before me by the said [Name] this 1-27 day of [Month], 1992.  
Notary Public [Signature]



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 1-27, 1992 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 1-27 day of [Month], 1992.  
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 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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