

94447999

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TRUSTEE'S DEED

Conveyance to Trust

(This Space for Recorder's Use Only.)

THIS INDENTURE, made this 1ST day of MAY, 1994, between **WORTH BANK AND TRUST**, a corporation of Illinois and Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said **WORTH BANK AND TRUST** in pursuance of a trust agreement dated the 31ST day of MARCH, 1981, and known as Trust Number 3579, party of the first part, and ******* BERTHA M. COLBY AND HER SUCCESSORS IN TRUST, AS TRUSTEE OF THE BERTHA M. COLBY TRUST** under trust agreement dated January 26, 1994, party of the second part,

of 12702 S. Central Avenue, Crestwood, IL 60445, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration 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:

LOT 3 IN TRIEZENBERG AND COMPANY'S SUNNYMEAD, BEING A SUBDIVISION OF THE SOUTH 420.00 FEET (EXCEPT THE WEST 1105.56 FEET THEREOF) OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS OF PROPERTY: 12702-12708 South Central Avenue, Crestwood, IL

PIN: 34-32-201-017-0000

SUBJECT TO: existing leases; easements and restrictions of record; and real property taxes for 1993 and subsequent years.

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DEPT-01 RECORDING
 1#08868 TRAIL 5309 05/18/94 15:14:00
 #3729 * 24-24-24
 COOK COUNTY RECORDER

"Exempt under provisions of Section 4 E of the Real Estate Transfer Act."

5/7/94
 Date Rodney W. Osborne
 Buyer, Seller or Representative

together with the tenements and appurtenances thereto belonging.

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

BERTHA M. COLBY AND HER SUCCESSORS IN TRUST, AS TRUSTEE OF THE BERTHA M. COLBY TRUST under trust agreement dated January 26, 1994, as aforesaid.

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

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 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 there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.

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 Assistant Trust Officer and attested by its Operations Manager the day and year first above written.

Prepared by: **Worth Bank & Trust**
 Trust Department
 11250 S. Harlem Avenue
 Palos Heights, IL 60463

WORTH BANK AND TRUST
 As Trustee, as aforesaid.

By Rodney W. Osborne
 Assistant Trust Officer

Attest: Marion P. Beach
 Operations Manager

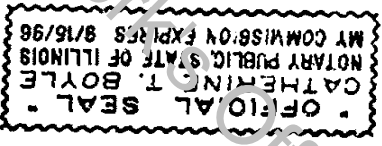
2552
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MAIL RECORDED DEED TO:
Rodney W. Osborne
EKROTH & OSBORNE, LTD.
 15 Salt Creek Lane, Suite 122
 Hinsdale, IL 60521

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes hereinafter in the trust agreement set forth. Full power and authority to hereby subdivide and resubdivide the real estate or any part thereof to dedicate paths, streets, alleys or other subdivisions or part thereof to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts 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 trust to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases or extensions of time, or any part thereof, to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or from time to time hereafter, to execute and execute amendments, changes or modifications of leases and the terms and provisions thereof to lease and options to purchase contracts to make leases and to execute options to lease and options to purchase the whole or any part of the reservation and to execute contracts in the manner of fixing the amount of present or future rentals, to execute grants of assessments or charges of any kind to release, convey or assign any right, title or interest in or about or assessment appurtenant to the real estate or any part thereof, and to deal with the title to said 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter. In no case shall any party dealing with said trust in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into any of the terms of the trust agreement, and every deed, mortgage lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of any person relying thereon that the trust agreement was in full force and effect, (d) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in any amendments thereto and binding upon all beneficiaries, (e) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) if the conveyance is made to a successor or successor 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 the trustee, his or their predecessor in trust. The interest of each beneficiary under the trust agreement and of all persons claiming under them by any of them shall be only in the possession, earnings, and the assets and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, assets and proceeds thereof as aforesaid. If the title to any of the above lands is now or hereafter registered, the Register of Titles to 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.



My commission expires... 9/15/96

Notary Public

Given under my hand and official seal this ... 9th day of ... 1994

STATE OF ILLINOIS) COUNTY OF COOK) SS.) I, Notary Public in and for

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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 5/7/94

Signature Kadey W. O'Brien
Grantor or Agent

Subscribed and sworn to before me
by the said Katherine G. Neff this 1st
day of May, 1994.
Notary Public Katherine G. Neff



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 title to real estate under the laws of the State of Illinois.

Dated 5/7/94

Signature Kadey W. O'Brien
Grantor or Agent

Subscribed and sworn to before me
by the said Katherine G. Neff this 1st
day of May, 1994.
Notary Public Katherine G. Neff



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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Cook County Clerk's Office

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