

UNOFFICIAL COPY

RECEIVED
JULY 22, 1994
CLERK'S OFFICE
COOK COUNTY, ILLINOIS
BY [Signature]
RIVER FOREST STATE BANK
THIS INSTRUMENT PREPARED BY:
RIVER FOREST STATE BANK AND TRUST COMPANY
At the time of filing
By [Signature]
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 those documents by its
CONTROLLER
ASSISTANT
TOWNSHIP 39 NORTH, Range 12, East of the Third Principal Meridian, in Cook County,
Illinois, and released at the date of this delivery hereof. If the above mortgagee shall file a complaint in
court of record or file a notice of every mortgagee (if any there be) of record in said county given to recover the principal of
money, and remaining uncollected, then this deed shall be subject only to the laws, rules and regulations which are shown unrecorded on the
deed of record or filed in court of record in pursuance of the Trust Agreement above mentioned, this deed is
executed pursuant to and in the exercise of the power and authority granted to said vessel in this instrument.
This deed is executed pursuant to and in the exercise of the power and authority granted to said vessel in this instrument.

SUBJECT TO: ALL MATTERS OF RECORD.

This conveyance is made pursuant to direction and authority to convey to the
trustee of record named herein, the power and authority contained upon said trust
deed executed and recorded herein, to execute and affectuate by recordation.

TO HAVE AND TO HOLD the same unto said party
DEPT-01 RECURRING

DEPT-01 RECURRING

64863 4 GV # 94-375-17
19777 TRAM 4181 06/30/94 1113 00
SOS, 50

together with the tenements and appurtenances thereto belonging.

Commonly known as: 7528 Madison Street, Forest Park, Illinois
Date 15-9-94

Exempt Under Real Estate Transfer Tax Act Sec. 4
94575517

The North one hundred (100) feet (as measured along the East line thereof) of Lot Fifty
(50) in Hause's Addition to Dak Park, being a subdivision of that part of the West
half of the North West quarter of the North East Quarter of the third Principal Meridian, in Section 13,
Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County,
Illinois.

The following described real estate, situated in
Cook County, Illinois, to-wit:

and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party
of the second part, of the second part,

WITNESSETH, That said party of the first part in consideration of the sum of
Ten and 00/100 (\$10.00) -----
Dollars,

MAYWOOD, ILLINOIS 60153
DECEMBER 2, 1993, AND KNOWN AS TRUST NO 9578
MAYWOOD STATE BANK, TRUSTEE UNDER TRUST AGREEMENT DATED
of September , 19 62 , and known as Trust Number 985
, party of the first part, and

Deed of Deeds in Trust recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 20th day
of November, 1993, and known as Trust No 9578, a corporation under the provisions of a

RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a

This Indenture, Made this 10th day of June , 19 94 between

94575517

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

I, EVELYN C. HOUSENGA,
A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY
CERTIFY, that MICHELLE PERRY, CONTROLLER
~~RIVER FOREST STATE BANK AND TRUST COMPANY~~
of the RIVER FOREST STATE BANK AND TRUST
COMPANY, and JANET L. MC LAUGHLIN, ASST. CONTROLLER

~~S~~Secretary of said Corporation, personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such CONTROLLER
~~AND ASST. CONTROLLER~~ ~~S~~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 Corporation, for the uses and purposes therein set forth; and the said
ASST. CONTROLLER ~~S~~Secretary did also then and there acknowledge that he, as
custodian of the corporate seal of said Corporation, did affix the said corporate seal
of said Corporation to said instrument as his own free and voluntary act, and as the
free and voluntary act of said Corporation, for the uses and purposes therein set forth.

" OFFICIAL SEAL "
EVELYN C. HOUSENGA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/13/96

GIVEN under my hand and Notarial Seal this

10th day of June

A.D. 19 94.

Evelyn C. Housenga
Notary Public

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the 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 roads, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any term, 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 demise the term of 100 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 amounts 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 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 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 thereto and binding upon all beneficiaries hereunder, (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, rents 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, rents 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.

Trustee's Deed

RIVER FOREST STATE BANK
AND TRUST COMPANY

As Trustee under Trust Agreement

TO



1992 TO

REGALITY PRODUCTIONS INC.
411 MADISON ST
MADISON, WI 53703

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and Franklin Avenue
REGALITY PRODUCTIONS INC.

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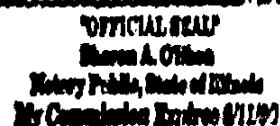
STATEMENT BY GRANTOR AND GRANTEE

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 6-15, 1994 Signature: Edward B. O'Shan Jr.

Grantor or Agent

Subscribed and sworn to before
me by the said Edward B. O'Shan Jr.
this 15th day of June,
1994.
Notary Public Sharon A. O'Shan

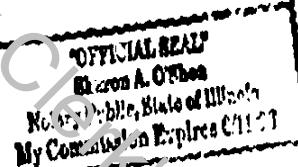


The grantees or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6-15, 1994 Signature: Edward B. O'Shan Jr.

Grantee or Agent

Subscribed and sworn to before
me by the said Edward B. O'Shan Jr.
this 15th day of June,
1994.
Notary Public Sharon A. O'Shan



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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