

UNOFFICIAL COPY

TRUSTEES DEED
(ILLINOIS)

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94666166

COOK
CO. NO. 018
2 2 9 5 0 5



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 28 1994
REVENUE
540.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
270.00

CHICAGO
REAL ESTATE TRANSACTION TAX
810.00

DEPT. OF REVENUE
JUL 28 1994

810.00

THIS INDENTURE, made this 6th day of July, 1994, between Pauline Yablontg

as trustee under the Pauline Yablontg Declaration of Trust dated the 11th day of May, 1993 grantor *, and American National Bank and Trust Company of Chicago as Trustee under trust agreement dated 6/6/94 and known as Trust No. 118392-06 grantee _____, 33 N. LaSalle, Chicago, Illinois 60602 WITNESSETH, That grantor _____, in consideration of the sum of

(The Above Space For Recorder's Use Only)

Ten and no/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor _____ as said trustee _____ and of every other power and authority the grantor _____ hereunto enabling, do _____ hereby convey and quitclaim unto the grantee _____, in fee simple, the following described real estate, situated in the County of COOK and State of Illinois, to wit:

Lots 20 and 21 in Subdivision of Lot 3 in Block 9 of Sheffield's Addition also the North part of Lot 2 in Block 9 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

*as to an undivided 1/2 interest

Subject to: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; (c) general taxes for the year 1993 and subsequent years, including taxes which may accrue by reason of new or additional improvements during 1994.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 14-32-403-005 and 14-32-403-006

Address(es) of real estate: 1009-1011 W. Armitage, Chicago, Illinois

IN WITNESS WHEREOF, the grantor _____, as trustee _____ as aforesaid, _____ hereunto set her hand _____ and seal _____ the day and year first above written.

Pauline Yablontg (SEAL)
Pauline Yablontg, as trustee as aforesaid

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

_____ (SEAL)
as trustee as aforesaid

State of Illinois, County of COOK ss. 1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pauline Yablontg as Trustee under the Pauline Yablontg Declaration of Trust dated 5/11/93

"OFFICIAL SEAL"
Steven B. Isaacson
Notary Public, State of Illinois
My Commission Expires 3/4/97

personally known to me to be the same person _____ whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of July, 1994
Commission expires 3-4 1997

Steven B. Isaacson
NOTARY PUBLIC

This instrument was prepared by Steven B. Isaacson, 33 N. LaSalle, #2000 Chicago, IL 60602
(NAME AND ADDRESS)

MAIL TO: Michael Brown (Name)
2950 N. Lincoln Av. (Address)
CHGO IL 60657 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
WRIGHTWOOD DEVELOPMENTS (Name)
2950 N. LINCOLN AV (Address)
CHGO ILL. 60657 (City, State and Zip)

OR RECORDER'S OFFICE BOX **BOX 333-CTI**

Handwritten note: 7508721 DB 174 677

Handwritten note: 25.00

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GEORGE E. COLE
LEGAL FORMS

TRUSTEE'S DEED

As Trustee
TO

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 JUL 28 PM 1:35 94666166

Property of Cook County Clerk's Office

★
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★
★
★
075359

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL 28 '94
RB.11195



810.00

★
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★
★
198675

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL 28 '94
RB.11195



810.00

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075361

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL 28 '94
RB.11195



810.00

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075362

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL 28 '94
RB.11195



810.00

RECORDED
INDEXED
JUL 28 1994

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EXHIBIT "A"

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, 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 authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases 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 premises and to contract respecting the manner of fixing the amount of present or future rentals, to partition or in exchange said 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, 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 in 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 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 claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument 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 instrument and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) 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 (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 her predecessor in trust.

This conveyance is made upon the express understanding and intention that neither American National Bank and Trust Company of Chicago, 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 Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, 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 then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby expressly appointed for such purposes, or, at the direction 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 applicable 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 at any of them shall be only in the earnings, profits and proceeds arising from the sale or any 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 earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

Clerk's Office

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