

The above space for recorders use only

*Successor to Michigan Avenue National Bank of Chicago

THIS INDENTURE, made this 16th day of June 19 94, between FIRST COLONIAL TRUST COMPANY, a corporation of Illinois, as Trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 7th day of November 19 86, and known as Trust Number 4654, party of the first part, and First Colonial Trust Company as Trustee under the provisions of a Trust Agreement dated the 7th day of November 19 94, and known as Trust Number 4564

WITNESSETH, that the 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 convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lots 40, 41 and 42 (except that part of said Lots taken for widening of South Ashland Avenue and Block 20 in Third Addition to Auburn Highlands, being Part's Subdivision of Block Five (5) and Nine (9) in Circuit Court Partition of the Northwest 1/4 of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian according to Plat Document Number 5206092 in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY FIRST COLONIAL TRUST COMPANY 30 NORTH MICHIGAN AVENUE CHICAGO, ILLINOIS

By: JOYCE A. MADSEN Land Trust Officer

Permanent Index No.: 25-32-116-001 Property Address: 8101-07 So. Ashland Avenue, Chicago, Illinois

COOK COUNTY RECORDER DEPT-01 RECORDING 186666 TRAN 3638 08/02/94 14125:00 #3736 # LC # -94-682891 \$25.50

94682891

Representative Date 8/2/94

Exempt under provision of Real Estate Transfer Tax Act Section 4 Paragraph C

This conveyance is made pursuant to direction and with authority to convey directly to the trust granted named hereon. The power and authority conferred upon said trust grantee are recited on the reverse side hereof and incorporated herein by reference. 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 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 premises by its Land Tr. Off. and attested by its Land Trust Officer, the day and year first above written.

FIRST COLONIAL TRUST COMPANY

BY JOYCE A. MADSEN Land Trust Officer

ANGELA McCLAIN Land Trust Officer

CORPORATE SEAL

I, the undersigned, a Notary Public in and for said County in the State above said, DO HEREBY CERTIFY.

STATE OF ILLINOIS COUNTY OF Cook

THAT Joyce A. Madsen, Land Trust Officer

of the FIRST COLONIAL TRUST COMPANY and

Angela McClain, Land Trust Officer of said corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Tr. Off. and Land 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 corporation for the uses and purposes therein set forth, and the said Land Trust Officer did also then and there acknowledge that said Land Trust Officer, as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as said Land Trust Officer's own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of July 19 94

Notary Public Signature

OFFICIAL SEAL VIRGINIA L. DOYLE NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. MAY 10, 1996

RETURN RECORDED DEED TO:

NAME First Colonial Trust Company 30 North Michigan Avenue Chicago, Illinois 60602 Attn: J. Madsen

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

8101-07 South Ashland Avenue

Chicago, Illinois

25 50



INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER THIS INSTRUMENT WAS PREPARED BY J. Madsen, First Colonial Trust Company 30 N. Michigan Avenue, Chicago, Illinois 60602

UNOFFICIAL COPY**Trustee's Deed**

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 parks, 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 terms, 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 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 leases to commence in praesenti or futuro, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 or 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or to be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 thereof and binding upon all beneficiaries thereunder, (C) that said trustee was fully 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 have been properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor or 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, avails 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, in or to said real estate as such, but only an interest in the earnings, avails 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
In Trust**

**FIRST COLONIAL
TRUST COMPANY**

TRUSTEE

Dated

Trustee No.

UNOFFICIAL COPY

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.

First Colonial Trust Company as Trustee UTA 4564
and not personally

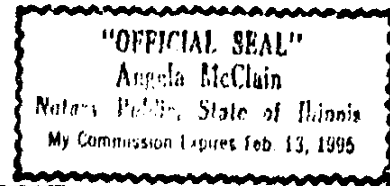
Dated 7/15⁹, 19 94

Signature: By: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 15th day of July, 1994.

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.

First Colonial Trust Company as Trustee UTA 4564 & not personally

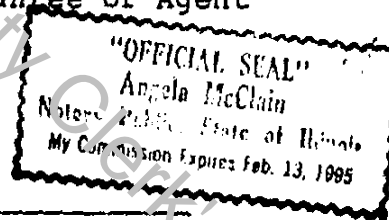
Dated 7/15/94, 19 94

Signature: By: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 15th day of July, 1994.

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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