

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

34870819

9-16-1994

1/90 WP

The above space for recorder's use only

THIS INDENTURE, made this 29th day of September, 1994, between JEFFERSON STATE BANK, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trustee in pursuance of a trust agreement dated the 1st day of December, 1981, and known as Trust Number 1098, party of the first part, and PIONEER BANK & TRUST CO., TRUSTEE, U/T/A DATED JUNE 6, 1983, A/I/A TR #23553

party of the second part.

Grantee's Address: 4000 W. North Avenue, Chicago, IL 60639

WITNESSETH, that said party of the first part, in consideration of the sum of TEN Dollars, and other good and valuable considerations in hand paid, does hereby quit claim and convey unto said party of the second part, the following described real estate situated in Cook County, Illinois, to-wit: LOT 50 IN BLOCK 1 IN EDWARD T. MCNANAN'S AUGUSTA STREET ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

61804819

P. L. N.: 16-03-416-044

TO HAVE AND TO HOLD the real estate with its 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 said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options in 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 successors or successors in trust all of the title, estate, power and authority vested in the trustee to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, by way of possession or otherwise, by leases to commence in present or future, and upon any terms and for any period or periods of time and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to ... be leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rents; to execute grants of 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 same in 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 same in 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 trustee 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 sue to the application of any purchase money, costs or money borrowed or advanced on the real estate, or be obliged to sue that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged to consent to or agree to any part of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, on that at the time of the delivery thereof the trust created herein and by the trust agreement was full force and effect, so that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and including upon all beneficiaries, that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and also 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 predecessors in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and the avails 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, 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 thereto, 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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is 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 hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer this 29th day of September, 1994.

JEFFERSON STATE BANK

This conveyance is made pursuant to authority As Trustee as Aforesaid,
granted to the Trustee in trust, including the Grantor.
Power of attorney is given to convey directly to
the party of the second part.

By David Rosenberg
Trust Officer

Attest: Lou-Anne Silvestri
Assistant Trust Officer Lou-Anne T. Silvestri
Real Estate Officer

This space for affixing Recorders and Revenue Stamps

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STATE OF ILLINOIS)
COUNTY OF COOK) SS

On September 29
David Rosenfeld

of JEFFERSON STATE BANK, an Illinois corporation and by
Asst. Trust Officer

, 1994, the foregoing instrument was acknowledged before me by
Trust Officer

Lou-Ann T. Silvestri

This instrument was prepared by:

JEFFERSON STATE BANK

By: David Rosenfeld

5301 W. Lawrence Ave., Chgo, IL

Lorraine M. Anderson
"OFFICIAL SEAL", Notary Public
Lorraine M. Anderson
Notary Public, State of Illinois
My Commission Expires Jan. 16, 1996

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Y

NAME

STREET

CITY

BOX

OR

4300 W. Walton, Chicago, IL 60631

For information only. Insert street address of
above described property.

Send subsequent Tax Bills to

Name

Address

94870819

UNOFFICIAL COPY

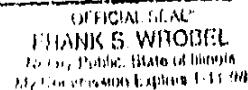
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantees shown on the deed or assignment of beneficial interests 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 10/14, 1997 Signature: Dan T. Wilson
Grantor or Agent

Subscribed and sworn to before me by the
said Dan T. Wilson this
6th day of October, 1997

Notary Public

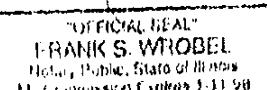


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/14, 1997 Signature: Dan T. Wilson
Grantee or Agent

Subscribed and sworn to before me by the
said Dan T. Wilson this
6th day of October, 1997

Notary Public



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 ABT to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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