

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

94870819

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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/A DATED JUNE 6, 1983, A/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. NONAN'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.

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P. I. 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 successor 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, in possession or reversion, by leases to commence in the present or future, and 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 make 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 regarding the manner of fixing the amount of present or future rentals, 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 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 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 see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see 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 or privileged to inquire into any 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, so that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, so that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and having upon all beneficiaries, or that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 the trustee or their predecessor 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 land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate 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 hereto 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

As Trustee as Aforesaid.

Grantor

By David Rosenfeld
Trust Officer

Attest: Lou-Ann T. Silvestri
Assistant Trust Officer

This conveyance is made pursuant to authority granted in the trust agreement mentioned in the foregoing of the first part of this deed directly to the party of the second part.

Lou-Ann T. Silvestri
Assistant Trust Officer

Tax Space for Affixing Real Estate and Revenue Stamps

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Document Number

Property of Cook County Clerk

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STATE OF ILLINOIS)
COUNTY OF COOK) SS

On September 29, 1994 the foregoing instrument was acknowledged before me by
David Rosenfeld Trust Officer
at JEFFERSON STATE BANK, an Illinois corporation and by Lou-Ann T. Silvestri
Asst. Trust Officer of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

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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NAME

4300 W. Walton, Chicago, IL 60631

STREET

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

CITY

Send subsequent Tax Bills to

BOX

OR

Name

Address



94870619

Property of Cook County Clerk's Office

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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 10/14, 1997 Signature: Don F. Wilson
Grantor or Agent

Subscribed and sworn to before me by the
said Don F. Wilson this
6 day of October, 1997.

Notary Public

OFFICIAL SEAL
FRANK S. WROBEL
Notary Public, State of Illinois
My Commission Expires 1-11-98

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: Don F. Wilson
Grantee or Agent

Subscribed and sworn to before me by the
said Don F. Wilson this
6 day of October, 1997.

Notary Public

OFFICIAL SEAL
FRANK S. WROBEL
Notary Public, State of Illinois
My Commission Expires 1-11-98

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]