

This Indenture, Made this 26th day of September, 1994, between CHICAGO CITY BANK AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 13th day of December, 1971, and known as Trust Number 9280, party of the first part, and Janina M. Turzanski and Marie Little, Trustees of the Janina M. Turzanski Trust dated August 11, 1994, whose address is 4908 Dana Ct., Northbrook, IL 60062, party of the second part.

Witnesseth, That said party of the first part in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to-wit:

LOT 252 IN OWNER'S SUBDIVISION OF LOT "A" TO "G" IN FELTER'S SOUTH VIEW BEACH UNIT NO.2 IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1934 AS DOCUMENT 400008 IN BOOK "X" OF PLATS PAGE 6, IN LAKE COUNTY, ILLINOIS.

Commonly known as: 42751 Lake Drive, Antioch, ILLINOIS 60122
P.I.N. 01-12-208-003

DEPT-01 RECORDING \$25.50
TRAN 0583 10/31/94 13:47:00
#4325 6 DW *94-927648
COOK COUNTY RECORDER

Exempt under Ill. Rev. Stat.
Ch. 120, Par. 1001(c).
10/25/94
Date Buyer, Seller or Representing

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to the proper use and benefit forever of said party of the second part.

All of the terms and provisions contained on the reverse side hereof are incorporated herein and made a part hereof.

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, given to secure the payment of money, remaining unreleased at the date of the delivery hereof and pertaining to the above described real estate.

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 presents by its Vice President and attested by its Assistant Vice President, the day and year first above written,

This instrument prepared by
Thomas D. Buker
CHICAGO CITY BANK AND TRUST COMPANY
815 West 63rd Street
Chicago, Illinois 60621

CHICAGO CITY BANK AND TRUST COMPANY,
As Trustee as aforesaid,
By: [Signature]
Vice President
Attest: [Signature]
Assistant Vice President

2030
94

94927648

UNOFFICIAL COPY

MAILED 70
D. J. GIBNER
INSPECTION AND CROTTY, P.C.
55 West Madison Street
Chicago, Illinois 60601

CHICAGO CITY BANK AND TRUST COMPANY
As Trustee under Trust Agreement

DEED
TRUST TO TRUST

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 to such successor or successors in trust all of the title, estate, power and authorities vested in said trustee, to donate, to dedicate, to mortgage, to 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 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 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 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 and any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to participate in 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 expediency of any act of said trustee, or be charged or privileged or privileged 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 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 title, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, and (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, power, authority, duties and obligations of the trust, or their predecessors 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, avails and proceeds arising from the sale or other dispositions of said real estate, and such proceeds shall be only in the earnings, avails and proceeds arising from the sale or other dispositions of said real estate, and such proceeds declared to be 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 to 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.

Notary Public

GIVEN under my hand and Notarial Seal this 24th day of October 1994.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that the aforementioned Vice President of the CHICAGO CITY BANK AND TRUST COMPANY and that the aforementioned Assistant Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President, respectively, appeared before me this day in said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth, and the said Assistant Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of the said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

6493426646

STATE OF ILLINOIS }
COUNTY OF COOK }

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.

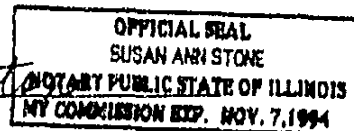
Dated October 29, 1994

Signature: _____

Douglas Conover
Grantor or Agent

Subscribed and sworn to before me by the said Douglas Conover this 29th day of October, 1994.

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.

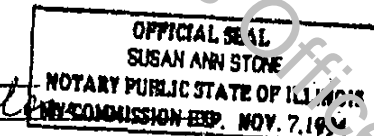
Dated October 29, 1994

Signature: _____

Douglas Conover
Grantee or Agent

Subscribed and sworn to before me by the said Douglas Conover this 29th day of October, 1994.

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94027678