

TRUSTEE'S DEED

INDIVIDUAL

UNOFFICIAL COPY

(The Above Space For Recorder's Use Only)

GRANTOR, Capitol Bank And Trust, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 13th day of August, 1990 and known as Trust Number 2094, for and in consideration of the sum of Ten and 00/100 Dollars

(\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto Capitol Bank and Trust as Trustee U/T/A dated October 20, 1994 and known as Trust Number 2574 of 4801 West Fullerton Avenue in the City of Chicago Cook County of Illinois the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

THE EAST 1/2 OF LOT 70 AND ALL OF LOT 71 IN CEPEK'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #13-21-417-044-0000

REC'D OF THE CLERK \$25.50
#8888 TRAN 4783 11/01 94 13:27:00
#7277 # JB * 94 731736
COOK COUNTY RECORDER

"This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein".

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Assistant) Trust Officer and attested by its (Assistant) Trust Officer this 20th day of October, 1994.

Capitol Bank And Trust as Trustee, as aforesaid, and not personally.

By Sharon K. Crowley (Trust Officer)
ATTEST: By Paul M. Warner (Asst. Trust Officer)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named (Assistant) Trust Officer and (Assistant) Trust Officer of Capitol Bank And Trust, an Illinois banking corporation, Grantor, personally appeared to me to be the same persons whose names are subscribed to the foregoing instrument as such (Assistant) Trust Officer (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 Illinois banking corporation for the uses and purposes therein set forth, and the said (Assistant) Trust Officer then and there acknowledged that he, as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as his free and voluntary act and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of October, 1994



OFFICIAL SEAL
VICTORIA J. KLOBUCKOWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires 11/10/96

Victoria J. Klobuckowski
Notary Public
My Commission Expires: November 10, 1996

MAIL TO

CAPITOL BANK AND TRUST
4801 W. FULLERTON
CHICAGO, ILL 60639

(City, State and Zip)

DOCUMENT PREPARED BY:
CAPITOL BANK AND TRUST
4801 West Fullerton Ave., Chgo., Il. 60639

SEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)

ADDRESS OF PROPERTY

5134 West Belmont Avenue
Chicago, Illinois 60641

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

ON RECORDER'S OFFICE BOX NO

AFFIX "RIDERS" OR REVENUE STAMPS HERE

94937436

DOCUMENT NUMBER

25.50 ER

UNOFFICIAL COPY

TRUSTEE'S DEED

INDIVIDUAL

**Capitol Bank
AND TRUST**

As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

93713675

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for uses and purposes herein and in said trust agreement set forth.

UNOFFICIAL COPY

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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, 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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 reversion and to contract respecting the manner of fixing the amount of 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 changes 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 necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreements; 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 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 it, his or their predecessor 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 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 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 cases made and provided.

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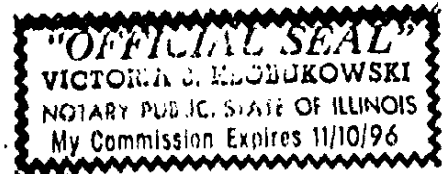
UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

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 10 24, 1994 Signature: Boyd J. [Signature]
Grantor or Agent
BOYD J. GARD

Subscribed and sworn to before me by the said GRANTOR this 24th day of October, 1994.

Notary Public Victoria J. Klobukowski

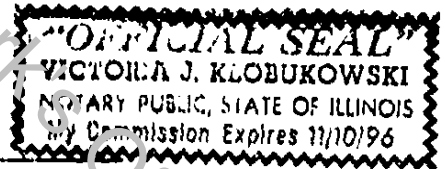


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10-24, 1994 Signature: Mania Grazyna Curylo
Grantee or Agent
MARIA G. CURYLO

Subscribed and sworn to before me by the said GRANTEE this 24th day of October, 1994.

Notary Public Victoria J. Klobukowski



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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