

UNOFFICIAL COPY

TRUSTEE'S DEED

94989499

IN TRUST

The above space for recorders use only

FIRST AMERICAN TITLE INSURANCE # C79221 2/4 82

THIS INDENTURE, made this 27th day of October, 1994, between COLUMBIA NATIONAL BANK OF CHICAGO, 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 date the third day of May, 1989, and known as Trust Number 3124 party of the first part, and Parkway Bank and Trust Company as T/U/T Dated October 27, 1994 and known as Trust No. 10951, 4800 N. Harlem Avenue, Harwood Heights, IL, party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of Ten Dollars and No/100 \*\*\*\*\* (\$10.00) \*\*\*\*\* DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lots 1 and 2 in Block 9 in Mason's Subdivision of the East 1/2 of the Northwest 1/4 (except Railroad) of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-23-115-001

DEPT-01 RECORDING \$23.50  
 T3111 TRAM 7118 11/22/94 15:23:00  
 \$9946 # CG \*-94-989499  
 COOK COUNTY RECORDER

together with the tenements and appurtenances thereto belonging.  
 TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper heirs, benefit and behoof forever of said party of the second part.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN THE POWERS 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 given 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 hereunto affixed and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Trust Officer, the day and year first above written.



COLUMBIA NATIONAL BANK OF CHICAGO  
 as Trustee, as aforesaid, and not personally,  
 By Phil A. Czerwinski VICE PRESIDENT  
 Attest Laura L. Kelley ASSISTANT TRUST OFFICER

STATE OF ILLINOIS, }  
 COUNTY OF COOK } SS.

THIS INSTRUMENT  
 PREPARED BY:

P. J. Witwicki  
 COLUMBIA NATIONAL BANK  
 OF CHICAGO  
 5350 NORTH HARLEM AVENUE  
 CHICAGO, ILLINOIS 60656

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named phillips J. Witwicki and Assistant Trust Officer of the COLUMBIA NATIONAL BANK OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date November 15, 1994

"OFFICIAL SEAL"  
 LAURA L. KELLEY  
 Notary Public, State of Illinois  
 My Commission Expires 8/21/98

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Parkway Bank & Trust Company  
 4800 N. Harlem Avenue  
 Harwood Heights, IL. 60656  
 ATTN: LAND TRUST DEPT.  
 INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
 INSERT STREET ADDRESS OF ABOVE  
 DESCRIBED PROPERTY HERE

3615 W. Byron Ave.

Chicago, IL

23

# UNOFFICIAL COPY

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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery hereof 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above real estate 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.

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CITY OF CHICAGO  
REAL ESTATE TRANSACTION  
3/15/14  
DEPT. OF REVENUE  
REV-2/14

COOK COUNTY Clerk's Office