

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

• DEBT-OI RECORDING \$25.50
• 16001001 TRAM 7962 01/05/94 11332400
• 84575 S 4-24-14 3177
• COPY • COUNTY RECORDER

The above space for recorder's use only

Midwest Bank and Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed of trust, duly recorded and delivered to said Trustee, in accordance of a trust agreement dated the 8th day of June 1984, and known as Trust Number 84-06-4434, party of the first part and Comerica Bank-Illinois as Trustee under Trust Agreement, dated September 17, 1987, and known as Trust Number 1232, party of the second part. Grantee's Address: 203 North LaSalle Street, Chicago, Illinois 60601. 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, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

SEE RIDER ATTACHED AND MADE A PART HEREOF:

94014305

This conveyance is made pursuant to a direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part.

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 to 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, interest 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, for any period or periods, and for any portion or portions of time, and to execute renewals, extensions of leases, leases at will, and for any period or periods, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time and from time to time; to execute contracts to lease houses and to execute options to lease, and options to renew leases and options to purchase the whole or any part of the real estate; to execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of assignments or charges of any kind; to release, convey or assign any right, title or interest in or about or any easement appurtenant to the real estate or any part thereof; and to deal with the same, to 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 title to 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, that of 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 on or before, trial, 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, (a) that at the time of the delivery thereof the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trial 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, authority, duties and obligations of the, his 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 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 hereto affixed and has caused its name to be signed to these presents by its Vice President and attested by its Authorized Signer

this 22nd day of December 1993.

Midwest Bank and Trust Company

As Trustee as aforesaid.

Grantor

By:

Attest:

ENCL
Real Estate
Transfer Stamp
12/

This space for affixing Rider and Revenue Stamps.

COPIES ISSUED: 10001305

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STATE OF ILLINOIS
COUNTY OF COOK

SS

On December 22, 1993

David Augustyn acknowledged before me by
Vice President
of Midwest Bank and Trust Company, an Illinois corporation and by Emily S. Mentone
Authorized Signer of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

This instrument was prepared by:
Emily S. Mentone
Midwest Bank and Trust Company
1606 North Harlem Avenue
Elmwood Park, Illinois 60635

Notary Public

"OFFICIAL SEAL"

Notary Public

Notary Public, State of Illinois
My Commission Expires Dec 17, 1996

2155 N. 81st Ave., Elmwood Park, IL 60635

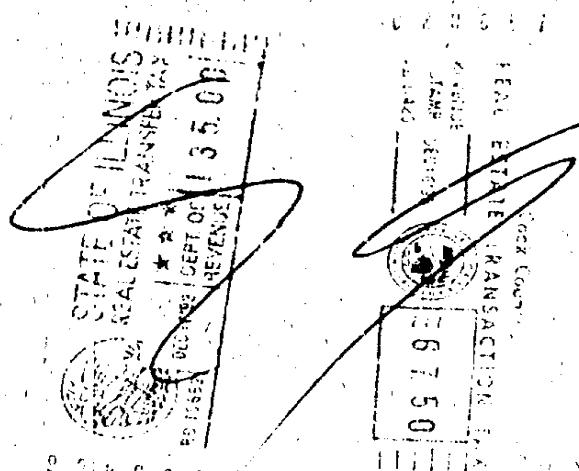
For information only insert street address of
above described property.

Send subsequent Tax Bills to:

Name _____

Address _____

D
E
L
I
V
E
R
Y
NAME 255 E. Forrest
STREET 4110 N. HARLEM Ave.
CITY HARLEM HEIGHTS, IL 60656
BOX FOR



9-01-1405

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE ANGFLA COURTS VII CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH HALF OF LOT 10 IN BLOCK 22 IN THE SUBDIVISION OF FIRST ADDITION TO ELLSWORTH, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892 IN BOOK 56 OF PLATS, PAGE 18 AS DOCUMENT NO. 1706944 IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1984 AND KNOWN AS TRUST NUMBER 84-06-4434 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 7, 1993 AS DOCUMENT NO. 93998965, TOGETHER WITH ITS UNDIVIDED 31.04% PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #1 AND STORAGE SPACE #1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93998965.

P.I.N. 12-25-329-006

COMMONLY KNOWN AS UNIT #0. 1, 2417 N. 17TH AVENUE, ELMWOOD PARK, IL 60635

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURtenant TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJCT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUL AND PAYABL AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY LASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANC, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, RI USE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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Cook County
Clerk's Office