

UNOFFICIAL COPY

94052473

The above space for recording the only

THIS INDENTURE MADE THIS 11 day of January, 1994, between PARKWAY 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 company in pursuance of a Trust Agreement dated the 31 day of December, 19 85, and known as a Trust Number 7577, party of the first part, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under the provisions of a Trust Agreement dated the 31 day of December, 19 93, and known as Trust Number 117831-07

35 N. LaSalle Street, Chicago, Il. 60602  
WITNESSETH, that the said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

PARCEL 1: THE SOUTH 1/2 OF LOT 5 IN MATHILDA OHLSON'S SUBDIVISION OF THAT PART OF THE EAST 343.54 FEET OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ELSTON AVENUE (EXCEPT THE NORTH 238 FEET THEREOF) IN COOK COUNTY, ILLINOIS. ALSO  
PARCEL 2: THE NORTH 1/2 OF LOT 5 IN OHLSON'S SUBDIVISION OF THAT PART OF THE EAST 343.54 FEET OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ELSTON AVENUE (EXCEPT THE NORTH 258 FEET THEREOF) IN COOK COUNTY, ILLINOIS. ALSO  
PARCEL 3: THE SOUTH 25 FEET OF LOT 4 IN OHLSON'S SUBDIVISION OF THAT PART OF THE EAST 343.54 FEET OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ELSTON AVENUE (EXCEPT THE NORTH 258 FEET THEREOF ALL IN COOK COUNTY, ILLINOIS.  
SUBJECT TO: General taxes for 1993 and subsequent years; covenants, conditions, PERMANENT TAX # 13-09-404-035 and 13-09-404-046 and 13-09-404-036

together with the monuments and appearances thereon, including restrictions and easements of record; building lines. To Have and to hold the same unto said party of the second part as aforesaid

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 set forth 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, any mechanic lien, any and all other liens, notices or claims of record and any and all other statutory lien rights duly perfected (if any there be) 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 hereto affixed, and has caused its name to be signed to these presents by its Senior Vice-President--Trust Officer and attested by its Assistant Vice-President -- Asst. Trust Officer, the day and year first above written.

PARKWAY BANK AND TRUST COMPANY  
By [Signature] Trust Officer  
By [Signature] Assistant Vice-President

STATE OF ILLINOIS }  
COUNTY OF COOK }  
the undersigned  
A Notary Public in and for said County in the state aforesaid, I HEREBY CERTIFY, that  
Diane Y. Paszynski  
Senior Vice-President Trust Officer of PARKWAY BANK AND TRUST COMPANY, and  
Jo Ann Kubinski  
Assistant Vice-President Trust Officer of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Sr. Vice-President Trust Officer and Assistant Vice-President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said last instrument as their own free and voluntary act, and as the true and lawful act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Vice-President and Trust Officer also acknowledged that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL  
GLOSA WILGOS  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 08/28/97

and Notarial Seal this 11 day of January, 19 94  
[Signature]  
Notary Public

WILLIAM J. COTTER  
135 S. LASALLE STREET #950  
CHICAGO IL 60603

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY  
5116 N. Cicero Avenue  
Chicago, Il. 60630

Exempt Under Real Estate Transfer Tax Act Sec. 4  
Year: 1994  
Date: 1/11/94  
Sign: [Signature]  
Cook County Ord. 95104

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Document Number

To have and to hold the said premises with the covenants hereupon to the use and purposes therein set forth in said trust agreement set forth.

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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 such successor or successors in trust all of title, estate, powers and authorities vested in said trustee, to lease, 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 present or future, and upon terms and conditions any period or periods of time, not exceeding in the case of any single demise the terms of 99 years, and to make and grant leases upon any terms and for any period or periods of time and to amend, change or modify leases and to make and grant provisions thereof at any time hereafter to contract to make leases and to grant options to lease and options to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount or 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 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or to be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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 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.

County Clerk's Office

RECORDED  
14/01/10 14:40:00  
94052573

DEPT OF RECORDING


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## STATEMENTS OF EXEMPTION

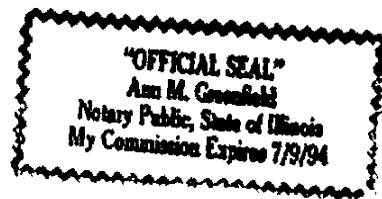
THIS TRANSACTION IS EXEMPT FROM TRANSFER TAXATION BY VIRTUE OF SECTION 4(e) OF APPLICABLE TRANSFER TAX ORDINANCES.

**GRANTOR(S) STATEMENT:** To the best of his, her or their knowledge, the name of the grantee(s) 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 in 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.

  
\_\_\_\_\_  
(Grantor)/(Agent) 1/17/94  
\_\_\_\_\_  
(Date)

Subscribed and Sworn to before me this  
17<sup>th</sup> day of January, 1994.

  
\_\_\_\_\_  
Notary Public

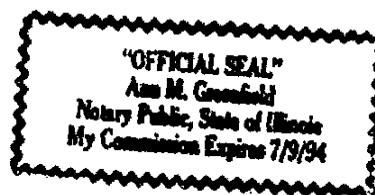


**GRANTEE(S) STATEMENT:** The name of the grantee(s) shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized 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.

  
\_\_\_\_\_  
(Grantee)/(Agent) 1/17/94  
\_\_\_\_\_  
(Date)

Subscribed and Sworn to before me this  
17<sup>th</sup> day of January, 1994.

  
\_\_\_\_\_  
Notary Public



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Property of Cook County Clerk's Office

OFFICIAL SEAL  
JAMES J. COOPER  
JUDGE OF THE CIRCUIT COURT OF THE STATE OF ILLINOIS  
CLERK OF THE COUNTY OF COOK

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