

TRUSTEE'S DEED

UNOFFICIAL COPY

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 14 '94 999.00

94055861

IN TRUST

Rev. 4/92

The above space for recorder's use only

THIS INDENTURE, made this 21st day of DECEMBER, 1993, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a deed of deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 19th day of JANUARY, 1978, and known as Trust Number 11-3423 party of the first part, and AMERICAN NATIONAL BANK OF CHICAGO, under Trust Agreement #117781-07 dated December 20, 1993, 33 N. LaSalle Street, Chicago, Illinois, Party of the Second Part;

\$23.50

COOK COUNTY RECORDER 48259 \$ \* - 94 - 055861

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

THE NORTH 10 FEET OF LOT 31 AND ALL OF LOTS 32 TO 41 BOTH INCLUSIVE IN BLOCK 2 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO, LOTS 42, 43 AND 44 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known as: 4019-4041 N. Kedzie, Chicago, Illinois PIN #13-13-324-002, 13-13-324-003, 13-13-324-004, 13-13-324-005, 13-13-324-006, 13-13-324-007, 13-13-324-008, 13-13-324-009, 13-13-324-010, 13-13-324-011

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The power and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference. SUBJECT TO: \*See Reverse Side

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed of Deeds in Trust 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 dues 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; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 Trust Officer and attested by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A.

865.50 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 14 '94 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JAN 14 '94 999.00



Trust Officer

Vice President

94055861



STATE OF ILLINOIS ) COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County aforesaid, DO HEREBY

CERTIFY THAT: Arnold J. Karzov, Trust Officer of ALBANY BANK & TRUST COMPANY N.A., and Michael Bentcover, Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President 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 Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that said Vice President as custodian of the corporate seal of said Bank, did affix the said corporate seal of 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.

COOK COUNTY RECORDER this 22nd day of DECEMBER, 1993

DEPT. OF REVENUE JAN 14 '94 999.00

Edith Lohman Notary Public

OFFICIAL SEAL FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE'S DESCRIBED PROPERTY HERE

4019-4041 N. Kedzie, Chicago, IL Prepared By: Arnold J. Karzov Albany Bank & Trust Company N.A. 3400 W. Lawrence Avenue Chicago, Illinois 60625

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER 333

11020046 940046 2041947 FE DI-TCL

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE JAN 14 '94 515.00

# 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 premises or any part thereof, to dedicate parts, 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 in praesenti or 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 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 the 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 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, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, power, 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, 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 to not 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.

\*SUBJECT TO: Lawsuit entitled: All American Bank of Chicago v. Albany Bank & Trust Company, Not Personally, But Solely as Trustee w/Trust #11-3423, V.G.Q. Investment Group, et al., Case #93CH9878.

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COOK COUNTY RECORDER