

TRUSTEE'S DEED  
IN TRUST

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FORM 3611

The above space for recorders use only

THIS INDENTURE, made this 27th day of OCTOBER, 1987, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of July, 1987, and known as Trust Number 67060 party of the first part, and Lakeside Bank

as Trustee under the provisions of a certain Trust Agreement, dated the 6th day of October, 1993, and known as Trust Number 10-1583, party of the second part, 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, doon hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Said real estate is described on Exhibit A attached hereto and made a part hereof.

RECORDED  
RECORDED

*First & Lake*

PIN 17-21-508-027  
-028  
-029  
-030  
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-035

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trustee, and for the uses and purposes herein and by said Trust Agreement set forth.

THE FOLLOWING CONDITIONS APPERTAINING TO THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF:

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homestead claim in an execution or otherwise.

This deed is executed by the party of the first part, as Trustee, an attorney-in-fact to discretion and in the exercise of the power and authority granted to and vested in it by the terms of said Deed of Trust in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the said grantor named herein, and of every other power and authority thereto enabling. This deed is made subject to the terms of all trust deed and/or mortgage upon said real estate, if any, recorded or registered in said county.

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 those presented by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally.

By

*Dorothy Thiel* VICE PRESIDENT

Attest

*Dorothy Thiel* ASSISTANT SECRETARY

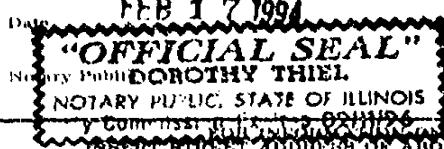
STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, or other personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary 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 national banking association for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, an employee of the corporation of said national banking association caused the corporate seal of said national banking association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and on 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.

This instrument prepared by:

American National Bank  
and Trust Company  
33 North La Salle Street  
Chicago 60090



DELIVERY NAME Andrea M. Vargo  
OTHER Attorney at Law  
CITY 1087 Sherwood Drive  
CITY Wheeling, IL 60090-5526  
INSTRUCTIONS  RECORDER'S OFFICE BOX NUMBER

OR

2156-58 S. China Place  
2174 S. China Place  
Chicago, IL

BOX 333

Document Number  
94469478

# UNOFFICIAL COPY

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 public 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 successor-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 present or in futuro, and upon any term and for any period or periods of time, not exceeding in the case of any single demise the term of 199 years, and to renew or extend leases upon any term 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 time 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 rental, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easement 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 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, so 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, so 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 thereto, 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 successor-in-trust, that such successor or successor-in-trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its late or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successor-in-trust shall be in any personal liability or be subject to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except purely as to the trust property and funds in the actual possession of the Trustee, shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 of 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 aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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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§24-1112-2d-1-1-1

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Pearl Park Subdivision

This part of Lot 19 together with Lots 12 through 17, both inclusive, in Jade Gardens Unit 4 being resubdivision of part of Blocks 41 and 43 and vacated streets and alleys lying within and adjoining said Blocks in Condominiums' New Subdivision of Blocks in the East Fraction of the Southeast Fraction Land 1/4 Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plan thereof, recorded July 29, 1993 as Document No. 93593212 in Cook County, Illinois, bounded and described as follows:

Begunning at the Northeastern corner of said Lot 13; thence North 58 degrees, 05 minutes and 45 seconds East along the Northwesterly line of said Lots 13 through 17, both inclusive, a distance of 98.42 feet to the Northeastern corner of said Lot 17; thence South 31 degrees, 54 minutes, 15 seconds East along the Easterly line of said Lot 17, a distance of 65.83 feet to the Southwesterly corner of said Lot 17; thence South 58 degrees, 05 minutes and 45 seconds West along the South line of said Lot 17, a distance of 0.46 feet; thence South 31 degrees, 54 minutes and 15 seconds East along a line 0.46' Westerly of and parallel with the Southwesterly extension of the Easterly line of said Lot 17, a distance of 116.02 feet to a point in the Northwesterly line of South China Place, 60.00 feet in width; thence South 58 degrees, 05 minutes and 45 seconds West along the Northwesterly line of said South China Place, a distance of 24.00 feet to the Southwesterly corner of Lot 11; thence North 31 degrees, 54 minutes and 15 seconds West along the Easterly line of said Lot 11, a distance of 22.96 feet to the Northwesterly corner or said Lot 11; thence South 31 degrees, 54 minutes and 15 seconds East along the Northerly line of said Lot 11; thence South 58 degrees, 05 minutes and 45 seconds West along the Northerly line of said Lot 11, also being a point in the Northwesterly corner of said Lot 11; thence South 31 degrees, 54 minutes and 15 seconds West along the Southwesterly line of said South China Place, a distance of 22.96 feet to the Southwesterly corner of said Lot 11, also being a point in the Northwesterly corner of said Lot 11; thence South 58 degrees, 05 minutes and 45 seconds West along the Northwesterly line of said Lot 10; thence North 31 degrees, 54 minutes and 15 seconds West along the Easterly line of Lots 7 through 10, both inclusive, a distance of 90.92 feet to the Northwesterly corner of said Lot 7; thence South 58 degrees, 05 minutes and 45 seconds West along the Northwesterly line of said Lot 7, a distance of 3.13 feet to the point of intersection of the Northerly line of said Lot 7, with the Southwesterly extension of the Northerly line of said Lot 14; thence North 31 degrees, 54 minutes and 15 seconds West along the Northerly line of said Lot 7 and its Southwesterly extension, a distance of 30.91 feet to the point of beginning, uniting 15.170 Square Feet or 0.348 Acres.

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Prepared by  
Plat Book Clerk

That part of Lot 19 together with Lots 1 through 8, both inclusive, in Jude Garden Unit I, being a resubdivision of part of

Blocks 41 and 43 and located streets and alleys lying within or adjoining said Blocks in Card Trustees' New Subdivision of

Marion, according to the plat thereof recorded July 22, 1993, as Document No. 93593212 in Cook County, Illinois, bounded and

described as follows:

Beginning at the Southeasterly corner of said Lot 19, thence South 58 degrees, 05 minutes and 45 seconds West along the  
Southerly line of said Lot 1, said line also being the Northeasterly line of South China Drive, 50 feet in width, a distance  
of 75.95 feet to the Southwesteरy corner of said Lot 1; thence North 31 degrees, 54 minutes and 15 seconds West along the  
Westerly line of Lots 1 through 6, both inclusive, and 1/2 Northerly extension, a distance of 171.83 feet to a point on the Northerly  
Northerly line of said Lot 13, a distance of 75.95 feet to a point in the northerly extension of the Easterly line of said Lots 1  
through 4; thence South 31 degrees, 54 minutes and 15 seconds East along the Easterly line of said Lots 1 through 4, and its  
Northerly extension, a distance of 171.83 feet to the point of beginning. Containing 13.052 square feet or 0.300 acre.

Property of Cook County Clerk's Office

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from A-N-13 Vol  
Subpoena Duces

10-1583

## 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.

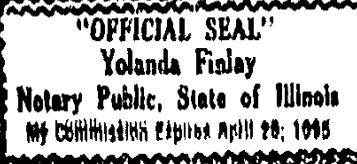
Dated 2-14-94

Signature \_\_\_\_\_

Grantor or Agent

SUBSCRIBED AND SWEORN TO BEFORE  
ME BY THE SAID John H. TURNER  
THIS 14<sup>th</sup> DAY OF FEBRUARY  
19 94.

NOTARY PUBLIC Yolanda Finlay



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.

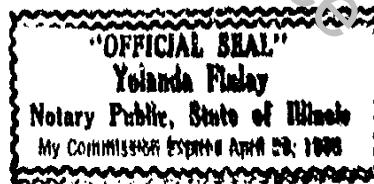
Date 2-14-94

Signature Yolanda Finlay

Grantee or Agent

SUBSCRIBED AND SWEORN TO BEFORE  
ME BY THE SAID John H. TURNER  
THIS 14<sup>th</sup> DAY OF FEBRUARY  
19 94.

NOTARY PUBLIC Yolanda Finlay



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]