

COOK COUNTY, ILLINOIS  
RECORDER'S RECORD

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(The above space for recorder's use only)

THIS INDENTURE, made this 24th day of February, 1994, between FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 12th day of June, 1991, and known as Trust Number RV-011256, party of the first part, and First Colonial Trust Company, as Trustee under Trust Agreement dated February 25, 1994 and known as Trust No. 6433, party of the second part.

Address of Grantee: 104 North Oak Park Avenue, Oak Park, IL 60301

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 convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lots 33 and 34 in B. J. Fitzgerald and Perry Ulrich's Sheridan Road Subdivision of the East 1/2 of Block 7 in Laflin Smith and Dyers Subdivision of the North East 1/4 (except the 1.28 acres in the North East Corner) of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(Permanent Index No.: 14 - 20 - 213 - 015 )

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

The terms and conditions on the reverse side hereof are hereby incorporated by reference and made a part hereof.

This deed is executed by the party of the first part, as Trustee as aforesaid, pursuant to direction and by the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages 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 hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Trust Officer, the day and year first above written.

FIRST CHICAGO TRUST COMPANY OF ILLINOIS  
As Trustee as Aforesaid

By [Signature] VICE PRESIDENT

Attest [Signature] TRUST OFFICER

MAIL TO  
NAME  
ADDRESS 1925 W. Lawrence  
CITY AND STATE Chicago  
OR RECORDER'S OFFICE BOX NO

ADDRESS OF PROPERTY  
3824-26 N. Fremont  
Chicago, IL

THIS DOCUMENT WAS PREPARED AND DRAFTED BY

Eva Higi



1825 W. Lawrence Avenue  
Chicago, IL 60640

BOX 333

RECEIVED  
TAX ACT  
SHERIFF, SOLLER OR REPRESENTATIVE

94197941  
Document Number

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**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 in substance and read as follows: the real estate or any part thereof, to dedicate, partition, street, highways, to alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or to 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 surety or sureties in trust and to grant to such surety or sureties in trust all of the title, estate, powers and authorities 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, in possession or reversion, for years or for a term of years, or for a term of years and upon any terms and for any period or periods of time, and to execute leases with or without consideration of lease upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make of ways and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate, and to execute contracts to make of the means of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to lease, convey, or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title 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, rent, or 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 proceeds or expenditures of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every 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, so that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, so that the trustee was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 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 title, 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, 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 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.

STATE OF ILLINOIS  
COUNTY OF COOK

} SS.

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT

Suzanne G. Baker

Vice President of the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, and  
Eva Higi

Trust Officer of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 24th day of February, 1994.

Notary Public

94197941

Illinois Clerk's Office

# UNOFFICIAL COPY

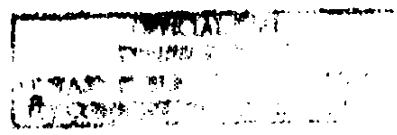
## STATEMENT BY GRANTOR AND GRANTEE

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 \_\_\_\_\_, 19\_\_\_\_ Signature: *John P. [Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_ this  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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

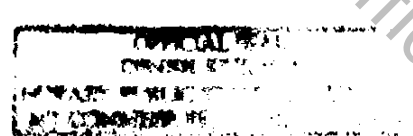


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated \_\_\_\_\_, 19\_\_\_\_ Signature: *John P. [Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_ this  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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



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 or 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.)

94197941