

# 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 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 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 praesenti or futuro, and upon 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 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 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, 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 case made and provided.

91279198

## Trustee's Deed In Trust

91279198

FIRST COLONIAL  
TRUST COMPANY

TRUSTEE

Dated

Trustee No

F.S.I. 003 198

93155065

94279198

The above space for recorders use only

THIS INDENTURE, made this 9th day of February, 1993, between FIRST COLONIAL 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 22nd day of November, 1991, and known as Trust Number 1-4986, party of the first part, and SOUTHWEST FINANCIAL BANK AND TRUST COMPANY as Trustee under the provisions of a Trust Agreement dated the 4th day of February, 1993, and known as Trust Number 1-0644

WITNESSETH, that the said party of the first part, in consideration of the sum of Ten and No/100ths 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:

ALL OF LOT 36 AND THE EAST 9 FEET AND 4 1/2 INCHES OF LOT 37 IN THE SUBDIVISION OF LOT 56 AND THE NORTH 1/2 OF LOT 57 IN SAID CO. PARCEL: SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 25-16-421-106

COMMONLY KNOWN AS: 115 W. 109th Place, Chicago, IL 60628

\*\*RE-RECORD TO DEREGISTER FROM TORRENS\*\*

COOK COUNTY RECORDER

93060005

Vertical text on right side: Date 2/10/93, Patricia M. Stahl, Buyer Seller Representative

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 recited 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 (if any there be) of record in said county 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 premises by its Land Trust Officer, and attested by its Land Trust Officer, the day and year first above written.

FIRST COLONIAL TRUST COMPANY

Signature of Virginia L. Doyle, Land Trust Officer

ATTEST: Signature of Joyce A. Madsen, Land Trust Officer

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

STATE OF ILLINOIS COUNTY OF ...

THAT Virginia L. Doyle, Land Trust Officer

of the FIRST COLONIAL TRUST COMPANY and Joyce A. Madsen

Madsen, Land Trust Officer of said corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and Trust Officer 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 corporation for the uses and purposes therein set forth, and the said Land Trust Officer did also then and there acknowledge that said Land Trust Officer, as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as said Land Trust Officer's own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 9th day of February, 1993

Signature of Notary Public, Pamela Madsen

OFFICIAL SEAL NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. NOV 5, 1994

NAME: SOUTHWEST FINANCIAL BANK AND TRUST CO. STREET: 9901 SOUTH WESTERN AVENUE CITY: CHICAGO, IL 60643-9960

FOR INFORMATION ONLY (INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE)

115 WEST 109th PLACE,

CHICAGO, ILLINOIS

MAIL TO

ADDITIONAL

Vertical text on left side: 93060005

Vertical text on right side: 94279198

UNOFFICIAL COPY

94279158

85161246

Notary Public  
Patricia M. Lake  
Notary Public, State of Illinois  
My Commission Expires 6/3/96

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.

Patricia M. Lake  
Notary Public, State of Illinois  
My Commission Expires 6/3/96

Subscribed and sworn to before me by the said Patricia M. Lake this 11th day of Feb. 1993

Dated 2/11, 1993 Signature: Patricia M. Lake Grantee or Agent

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.

Patricia M. Lake  
Notary Public, State of Illinois  
My Commission Expires 6/3/96

Subscribed and sworn to before me by the said Patricia M. Lake this 11th day of February 1993

Dated 2/11, 1993 Signature: Patricia M. Lake Grantor or Agent

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.

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