

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

94311226

94311226

DEPT-01 RECORDING \$25.50  
T#1111 TRAN 4866 04/07/94 13:46:00  
#3552 \* -94-311226  
COOK COUNTY RECORDER

The above space for recorder's use only

Midwest 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 Trustee in pursuance of a trust agreement dated the 8th day of June, 19 84, and known as Trust Number 84-06-4434 party of the first part, and Midwest Bank and Trust Company trustee u/t/a dated 3/24/94 and known as Trust Number 94-6641. party of the second part.  
Grantee's Address: 1606 North Harlem Avenue Elmwood Park, IL. 60635  
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 grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

See Legal Description attached hereto.

94311226

Elmwood Park  
Real Estate  
Transfer Stamp

This conveyance is made pursuant to a Direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part.

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 to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or 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 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 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, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases 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 leases and to execute options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, 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 necessity or expediency 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, trust 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, (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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, 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, or profits and proceeds arising from the sale, 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 or 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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date hereof.

In WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Zelvia Lara and attested by its Emily Mentone  
~~XXXXXXXX~~ Trust Administrator Trust Administrator

this 28th day of March, 19 94

Mail to: Jess E. Forrest  
4970 N-Harlem Ave  
Harwood Hts., Ill.  
60656

Midwest Bank and Trust Company  
As Trustee as Aforesaid,  
Grantor  
By: [Signature]  
Attest: Emily S. Mentone

This space for affixing Riders and Revenue Stamps.

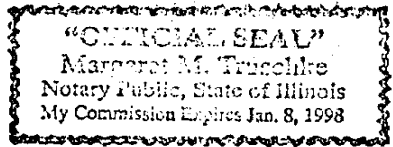
Document Number

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS



On March 28, 1994, 19\_\_ the foregoing instrument was acknowledged before me by

Zelvia Lara, Trust Administrator  
of Midwest Bank and Trust Company, an Illinois corporation and by Emily Mentone,  
Trust Administrator of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

This instrument was prepared by:  
Zelvia Lara, Midwest Bank and Trust Co.  
1606 North Harlem Avenue  
Elmwood Park, IL. 60635

*Margaret M. Trucchio*  
\_\_\_\_\_, Notary Public  
My Commission Expires:  
Jan. 8, 1998

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NAME Midwest Bank and Trust Company  
Trustee u/t/a 94-6641  
1606 North Harlem Avenue  
STREET Elmwood Park, IL. 60635

CITY \_\_\_\_\_  
OR  
BOX: \_\_\_\_\_

2417 N. 78th Avenue Elmwood Park IL.  
Unit 3W 60635  
For information only. Insert street address of  
above described property.

Send subsequent Tax Bills to:  
Midwest Bank and Trust Company, Trustee  
under trust Number 94-6641  
1606 North Harlem Avenue  
Elmwood Park, IL. 60635

PROPERTY OF COOK COUNTY CLERK'S OFFICE

94311226

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**LEGAL DESCRIPTION**

**PARCEL 1:**

UNIT 3W IN THE ANGELA COURTS VII CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH HALF OF LOT 10 IN BLOCK 22 IN THE SUBDIVISION OF FIRST ADDITION TO ELLSWORTH, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1992 IN BOOK 56 OF PLATS, PAGE 18 AS DOCUMENT NO. 1706944 IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1984 AND KNOWN AS TRUST NUMBER 84-06-4434 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 7, 1993 AS DOCUMENT NO. 93998963, TOGETHER WITH ITS UNDIVIDED 17.24% PERCENT INTEREST IN SAID PARCEL.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #3W AND STORAGE SPACE #3W AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93998963.

P.I.N. 12-25-329-006

COMMONLY KNOWN AS UNIT NO. 3W, 2417 N. 78TH AVENUE, ELMWOOD PARK, IL 60635

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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94311226\*\*\*END\*\*\*

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