

TRUSTEE'S DEED
THIS INSTRUMENT WAS PREPARED BY

UNOFFICIAL COPY

JOANNE SCARLATTIS

94393224



COMMERCIAL NATIONAL BANK
COMMERCIAL NATIONAL BANK OF CHICAGO
4000 N. WESTERN AVENUE, CHICAGO, ILLINOIS 60625
(312) 960-5100

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The Grantor, COMMERCIAL NATIONAL BANK 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 solely 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 29th day of October, 1994, AND known as Trust Number 628

and other valuable considerations paid, conveys and quit claims to First State Bank & Trust Company of Illinois as Trustee under the provisions of a Trust Agreement dtd. April 27, 1994 and known as Trust #10-1816

parties of the second part whose address is 300 E. Northwest Highway, Palatine, IL 60067

the following described real estate in Cook County, Illinois:

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

4-27-94

BDD

2500

Lots 54, 55, 56 and 57 in Charles Toellie's Addition to Chicago, a Subdivision of Part of Lots 32 to 36 inclusive in Bowmanville Addition in the East 1/2 of the South East 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 13-12-415-049

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies and all taxes due or to become due.

This conveyance is made pursuant to direction with authority to convey to the Trust Grantee named herein. The powers and authority conferred upon said Trust Grantee are recited and incorporated herein by reference.

Together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in total common, but in joint tenancy.

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 given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor 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 Assistant Trust Officer this 27th day of April, 1994.



COMMERCIAL NATIONAL BANK OF CHICAGO
as trustee as of record

BY [Signature] Trust officer

ATTEST [Signature] Assistant Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and Assistant Trust Officer of The COMMERCIAL NATIONAL BANK OF CHICAGO, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Trust Officer and Assistant Trust Officer respectively, appeared to 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 Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Assistant 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.

OFFICIAL SEAL
MARY KOEHLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/9/97

Given under my hand and Notary Seal this 29th day of April, 1994.

[Signature]
Notary Public

NAME First Bank & TRUST CO
STREET 300 E. Northwest Hwy
CITY Palatine, IL 60067
INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

4930 N. Lincoln Avenue, Chicago

***OVER

BOX 333-CTI

94393224

Document Number

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THIS ATTACHED HERETO IS EXPRESSLY MADE
A PART HEREOF.

THIS ATTACHED HERETO IS EXPRESSLY MADE
A PART HEREOF.

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 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 present or in future, 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 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 this 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, 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, 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 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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THIS ATTACHED HERETO IS EXPRESSLY MADE
A PART HEREOF.

THIS ATTACHED HERETO IS EXPRESSLY MADE
A PART HEREOF. PAGE .02

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STATEMENT BY GRANTOR AND GRANTEE

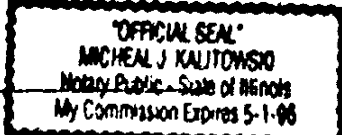
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: APRIL 27, 1994 Signature: [Signature]
~~XXXXXXXXXXXX~~ Agent

94393224

Subscribed and sworn to before me by the said AGENT this 27TH day of APRIL, 1994.

Notary Public [Signature]
MICHAEL J. KALITOWSKI

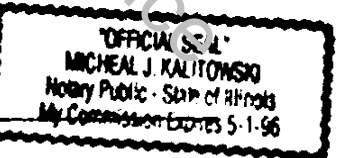


The grantee of his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 APRIL 27, 1994 Signature: [Signature]
~~XXXXXXXXXXXX~~ Agent

Subscribed and sworn to before me by the said AGENT this 27TH day of APRIL, 1994.

Notary Public [Signature]
MICHAEL J. KALITOWSKI



Note: Any person who knowingly subrites 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.)