

UNOFFICIAL COPY

TRUSTEE'S DEED

FIRST NATIONAL BANK
OF NILES
TRUST DIVISION
7100 W. OAKTON STREET
NILES, ILLINOIS 60714

95 JUN 26 PM 1:34

COOK COUNTY

RECORDER

JESSE WHITE

ROLLING MEADOWS

RECORDING 27.00

NO. 0.50

95424237

95424237

THIS INDENTURE, made this 26th day of May, 1995, by and between

FIRST NATIONAL BANK OF NILES

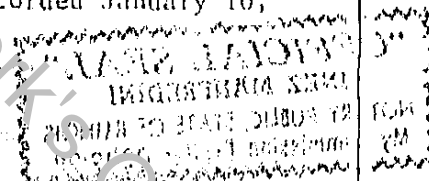
a National Banking Association duly organized and existing under the National Banking Laws, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 12th day of July, 1993 and known as Trust Number 921 party of the first part, and Claudia J. Johnson and Teresa M. Johnson his wife an joint tenants with right of survivorship

Grantee's Address: 947 Old Oak Circle Algonquin Illinois 60102

County of Cook and State of Illinois, parties of the second part.

WITNESSETH, that said part 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 parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

Lot 25 in Bridgeview Creek Subdivision, being a Subdivision of part of the East half of the SouthWest Quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded January 10, 1994 as Document Number 94026962 in Cook County Illinois



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45

and Cook County Ord. 98-027 to E

Date 5/26/95

Sign. [Signature]

Subject to: Conditions, Covenants restrictions and easements of record and general real estate taxes for 1994 and subsequent years

Together with the tenements and appurtenances thereunto belonging.

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Property Address: 520 West Bridgeview Street Palatine, Illinois

Permanent Real Estate Index No. 02 15 304 004; 02 15 304 003; 02 15 304 002; 02 15 304 001; 02 15 304 012; 02 15 304 013

2750

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TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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 as of 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 presents by its Assistant Trust Officer and attested by its Vice President, the day and year first above written.

FIRST NATIONAL BANK OF NILES as Trustee as aforesaid

By Kathleen A. Nellesse
ASSISTANT TRUST OFFICER
Attest M. T. Barbaglia
VICE PRESIDENT

Property of [Watermark]

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Kathleen A. Nellesse Assistant Trust Officer of FIRST NATIONAL BANK OF NILES and M. T. Barbaglia Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Trust Officer and Vice President, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer did also then and there acknowledge that said Vice President, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Vice President's own free and voluntary act, and as free and voluntary act of said Bank, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
INEZ MANFREDINI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/19/98

Given under my hand and Notarial Seal this 22nd day of June, 19 95
Commission expires _____, 19 96
Inez Manfredini
Notary Public

95424237

Mail recorded deed to:
Ronald Hankin
313 N. Quentin Rd.
Palatine, IL 60067



Mail future taxes to:
Mr. and Mrs. C.J. Johnson
520 West Bridgeview Street
Palatine, Illinois 60067

This instrument was prepared by Howard Mc Kee 7100 West Oakton Niles, Illinois 60714
(Name and Address)

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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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 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 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 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 charged 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 trust, 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, the intention hereof being to vest in said Grand National Bank 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 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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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 May 26, 1995

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

by the said [Signature]

this 26th day of May, 1995

Notary Public [Signature]



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 May 26, 1995

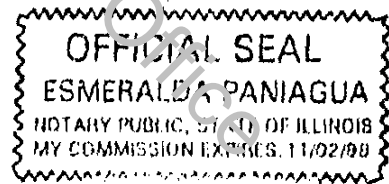
Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

by the said _____

this 26th day of May, 1995

Notary Public [Signature]



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

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AUDUBON ALLIANCE
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