

# UNOFFICIAL COPY

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## TRUSTEE'S DEED

DEPT. OF RECORDING 035.00  
 1300 N. TRINITY 07728795 15300300  
 4300 S. ILL. ST. 2ND 4252783  
 COOK COUNTY RECORDER

The above space is for the recorder's use only

The Grantor, MIDWEST TRUST SERVICES, INC., as Successor Trustee to Midwest Bank and Trust Company, a corporation duly organized and existing under the laws of the State of Illinois, 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 corporation in pursuance of a certain Trust Agreement dated the 19th day of May, 1969, AND known as Trust Number 67-05-312, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quiet claims to  
 Daniel B. Nelson, Jr.

35

of DuPage County, Illinois, the following described real estate in Cook County Illinois:

See Exhibit A attached hereto.

FOR REVENUE STAMPS  
 SEE DEED NO. 1 DOC#  
 95493776

15 06 95 (TW)

Subject to conditions, covenants and restrictions and easements of record and any and all environmental obligations, known or unknown, in existence as of October 12, 1994, which are assumed by Grantee, with the exception of those relating to underground storage tanks removed prior to October 12, 1994

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together with the appurtenances attached hereto

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Trust Administrator of said corporation, this 23rd day of May, 1995

SEAL

### BOX 333-CTI

MIDWEST TRUST SERVICES, INC.  
as Trustee aforesaid, and not personally

BY

*Carol S. ...*  
 Assistant Vice President

ATTEST

*Margaret ...*  
 Trust Administrator

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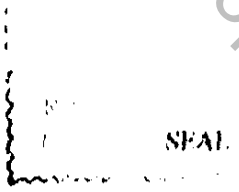
County of Cook }  
State of Illinois } SS

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

Emily S. Mentone  
Assistant Vice President of MIDWEST TRUST SERVICES, INC.,  
a corporation, and

Margaret M. Truschke, Land  
Trust administrator of said corporation, personally known to me to be the same  
persons, whose names are subscribed to the foregoing instrument as such Assistant  
Vice President and Trust Administrator of said corporation respectively, appeared  
before me this day in person and acknowledged that they signed and delivered the  
said instrument as their own free and voluntary acts, and as the free and voluntary  
act of said corporation, as Trustee for the uses and purposes, therein set forth and  
the said Trust Administrator of said corporation did also then and there acknowledge  
that he/she as custodian of the corporate seal of said corporation did affix the said  
corporate seal of said corporation to said instrument as his/her own free and  
voluntary act, and as the free and voluntary act of said corporation, as Trustee for  
the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd  
day of May, 1995



*[Signature]*  
Notary Public

196 Wood Dale Road  
Wood Dale, IL 60191

Grantees Address

9328-30 Franklin Avenue  
Franklin Park, IL

Property Address

~~XX~~

~~XX~~

This Instrument was Prepared by  
Margaret M. Truschke

MIDWEST TRUST SERVICES, INC.  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60635

Upon recording return to:

Raymond P. Gordon, Esq.  
Gordon & Einstein, Ltd.  
224 East Ontario Street  
Chicago, IL 60611

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This Title is attached to and made part of a certain Trustee's Deed Dated May 23, 1969, and prepared by Midwest Trust Services, Inc. as successor trustee to Midwest Bank and Trust Co. under Trust NO. 69-05-312.

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**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT "X" AND THE EAST 8 FEET OF THE EAST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING SAID LOT "X" IN BLOCK 10 IN WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF BLOCKS 1 TO 4 INCLUSIVE, 10 AND 11 OF RIVER PARK, ACCORDING TO PLAT RECORDED AUGUST 28, 1894 IN BOOK 63 OF PLATS, PAGE 33 AS DOCUMENT 2093730 IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

THE WEST 9 FEET OF LOT 4 AND 5 (EXCEPT THE WEST 25 FEET THEREOF) IN LAYDEN BUILDERS RESUBDIVISION OF PART OF LOT "Y" AND THE EAST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING SAID LOT "Y" OF WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED AUGUST 25, 1961 AS DOCUMENT 18256611.

Commonly known as:

9328-9330 Franklin Ave.  
Franklin Park, Illinois

Permanent Index Nos.:

12-27-128-003

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## DECLARATION OF APPOINTMENT OF SUCCESSOR IN TRUST

*Section 1. Parties; Date.* This Declaration of Appointment of Successor in Trust (the "Appointment") is made as of June 1, 1994, by and between Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee (the "Former Trustee") under the Land Trusts, as defined in Section 2 of this Appointment, and Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee (the "Successor Trustee") under the Land Trusts.

*Section 2. Definitions.* The following capitalized terms have the respective meanings defined in this Section 2.

"Act" means the Corporate Fiduciary Act, 205 ILCS 620.

"Agreement" means the Agreement of Succession of Trust Business and Assignment of Accounts dated as of June 1, 1994, between First Midwest Corporation of Delaware, an Illinois Corporation, the holding company owning all of the issued and outstanding shares of Former Trustee, and the Successor Trustee, with respect to the trust business of the Former Trustee, including its trusteeship under the Land Trusts.

"Appointment" means this Declaration of Appointment of Successor in Trust.

"Former Trustee" means Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under the Land Trusts.

"Land Trusts" means those Illinois Land Trusts as such are defined in the Illinois Land Trust Recordation and Transfer Act, 765 ILCS 420/2, identified by Trust Number and/or Recording Document Number of the Deeds in Trust attached hereto as Exhibit A, and incorporated herein, pursuant to which the Former Trustee held title to the real estate described in Exhibit A.

"Successor Trustee" means Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee under the Land Trusts.

*Section 3. Recitals.* The following recitals of fact are a material part of this Appointment:

a. Pursuant to the Agreement, the Former Trustee has appointed the Successor Trustee as Trustee, in place of the Former Trustee, of the Land Trusts, as of the date of this Appointment.

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b. Pursuant to Section 3-3 of the Act, title under the respective Land Trusts to the real estate held by the Former Trustee was vested by law in the Successor Trustee as of the date of this Appointment.

c. None of the Land Trusts contain provisions which would have prohibited the Successor Trustee from being so vested, pursuant to Section 3-3 of the Act, in the Former Trustee's title to the real estate with full power to act as Trustee under the Land Trusts.

d. This Appointment is executed, acknowledged and recorded to give notice to all persons that all power to act as Trustee and all right, title and interest of the Former Trustee to the real estate in the Land Trusts is now vested in the Successor Trustee.

#### *Section 4. Appointment of Successor Trustee. The Former Trustee:*

a. Hereby confirms the appointment of the Successor Trustee as Trustee under each of the Land Trusts and the vesting of all right, title and interest of the Former Trustee to the Land Trusts' real estate in the Successor Trustee by law pursuant to Act, and

b. Hereby declares the Successor Trustee appointed as Trustee under each of the Land Trusts, with all the powers to deal with title to the real estate set forth in the respective Deeds in Trust to the Former Trustee, as Trustee under the Land Trusts. All instruments executed by the Former Trustee prior to June 1, 1994 in respect to any real estate described on Exhibit A to this Appointment are hereby confirmed and ratified.

*Section 5. Acceptance of Appointment by Successor Trustee.* The Successor Trustee hereby confirms its acceptance as of the date of this Appointment, of all duties and powers as Trustee under the Trusts created by each of the Land Trusts.

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IN WITNESS WHEREOF, the Former Trustee and the Successor Trustee have executed this Appointment as of the date stated in Section 1.

FORMER TRUSTEE:

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

By: Brad A. Luecke  
Its President

Attest:

By: Joseph Partello  
Its Assistant Secretary

SUCCESSOR TRUSTEE:

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: [Signature]  
Its President

Attest:

By: [Signature]  
Its Secretary

STATE OF ILLINOIS

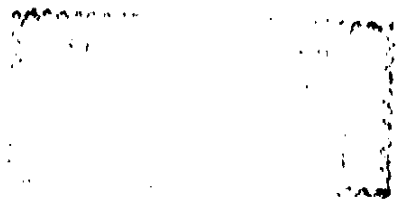
COUNTY OF COOK

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I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Brad Luecke, personally known to me to be the President of Midwest Bank and Trust Company, a Corporation, and Joseph Partello, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of May, 1997

[Signature]  
Notary Public



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## MAPPING SYSTEM

Change of Information

### Scannable document - read the following rules

1. Changes must be kept within the space limitations shown...
2. Do Not use punctuation...
3. Print in CAPITAL letters with black pen only...
4. Do Not Xerox form...
5. Allow only one space between names, numbers, and addresses...

### SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate.
- Property Index numbers (PINs) must be included on every...

PIN NUMBER:

12 - 27 - 128 - 003 - 0000

NAME/TRUST#:

DANIEL B NELSEN JR

MAILING ADDRESS:

196 WOOD DALE ROAD

CITY:

WOOD DALE STATE: IL

ZIP CODE:

60191 -

PROPERTY ADDRESS:

9328 - 9330 FRANKLIN AVE

CITY:

FRANKLIN PARK STATE: IL

ZIP CODE:

60131 -

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK } SS.

Midwest Trust Services, Inc., as Trustee, Trust #69-05-312, being duly sworn on oath, states that  
resides at 1606 N. Harlem, Elmwood Park, IL 60435. That the  
attached deed is not in violation of 76.5 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

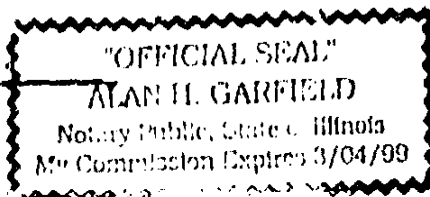
MIDWEST TRUST SERVICES, INC.,  
Trustee, Trust No. 69-05-312

By: C. Davis Nelsen II  
C. Davis Nelsen II, President  
As President of Beneficiary,  
NELSEN STEEL AND WIRE COMPANY, INC.

SUBSCRIBED and SWORN to before me

this 23 day of MAY, 1995.

Alan H. Garfield  
Notary Public



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