

# UNOFFICIAL COPY

## TRUSTEE'S DEED

10174  
95516174

DEPT-01 RECORDING \$27.00  
T00012 TRAN 5653 08/04/95 14148100  
47765 + JM \* -95-516174  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

1. P.O. 75 64 116 / 11/2/95

This Indenture, Made this 20th day of July, 1995, between COMMERCIAL NATIONAL BANK OF CHICAGO, a corporation of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 20th day of FEBRUARY, 1988, and known as Trust Number 943, party of the first part, and Betty Hamul, and Edward Baharia Each as to 50% interest as of 4201-03 North Damen Ave., Chicago party(ies) of the second part.

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(ies) of the second part, Tenants in Common and not Joint Tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

Lots 21 and 22 in Block 4 in Foster Montrose Blvd Subdivision, a Resubdivision of part of the North West 1/4 of the South East 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, Lying West of the Chicago and North Western Railroad Right of Way and Except Street Herebefore Dedicated in Cook County, Illinois.

Subject to: All Matters of Record.

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH E SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH E SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

8-1-95 [Signature]  
Date Buyer, Seller, or Representative

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

8-1-95 [Signature]  
Date Buyer, Seller or Representative

COMMONLY KNOWN AS: 4201-03 North Damen, Chicago, IL  
PIN # 14-18-406-018-0000.

together with the tenements and appurtenances thereunto belonging.  
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

95516174

BOX 333-CT1

Trustee's Deed

COMMERCIAL NATIONAL BANK

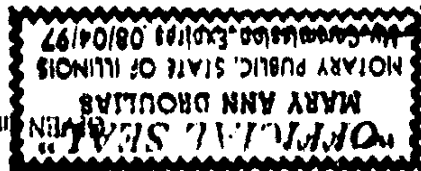
As Trustee under Trust Agreement

TO

COMMERCIAL NATIONAL BANK  
4800 NORTH WESTERN AVENUE  
CHICAGO, ILLINOIS 60625

Notary Public, State of Illinois

08/04/97



Mary Ann Droullas  
Notary Public, State of Illinois  
My Commission Expires 08/04/97

the undersigned, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Rollin Pearson, Vice President & Trust Officer of the COMMERCIAL NATIONAL BANK OF CHICAGO, and Nancy Ortiz, Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Rollin Pearson Vice President & Trust Officer and Nancy Ortiz Secretary 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 Nancy Ortiz Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

As Trustee as aforesaid,  
[Signature]  
COMMERCIAL NATIONAL BANK  
By \_\_\_\_\_  
Vice-President & Trust Officer  
Nancy Ortiz  
Witness  
Nancy Ortiz  
LOAN OFFICER

THIS INSTRUMENT PREPARED BY:  
COMMERCIAL NATIONAL BANK  
BY SAROL DESAI  
4800 NORTH WESTERN AVENUE  
CHICAGO, ILLINOIS 60625  
STATE OF ILLINOIS }  
COUNTY OF COOK }

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling, SUBJECT, HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall agreements, if any; zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.  
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Rollin Pearson Vice President & Trust Officer and attested by its Nancy Ortiz Secretary the day and year first above written.

95516174

# UNOFFICIAL COPY

9 5 5 1 6 1 7 4

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 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 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 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 any part thereof, 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 hereunder, (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.

95516174

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

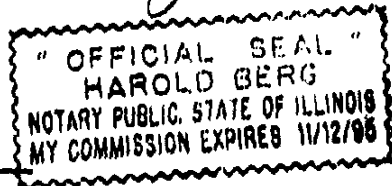
Dated August 1, 1995

Signature: \_\_\_\_\_

*Eugene Propp*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 1st day of August, 1995.

Notary Public \_\_\_\_\_



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.

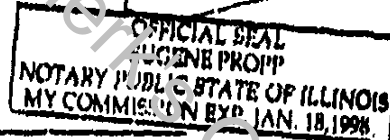
Dated August 1, 1995

Signature: \_\_\_\_\_

*Eugene Propp*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 1st day of August, 1995.

Notary Public \_\_\_\_\_



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.)

95516174

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL