

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

95545136

DEPT-01 RECORDING \$25.50
T45555 TRAN 5146 08/17/95 13:56:00
45034 UF *-95-545136
COOK COUNTY RECORDER

TDT 12/94 WF

The above space for recorder's use only

THIS INDENTURE, made this 15th day of August, 1995, between JEFFERSON STATE BANK, 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 11th day of November, 1994, and known as Trust Number 1941 party of the first part, and Jefferson State Bank, not personally, but as Trustee under Trust Agreement dated December 14, 1984 and known as Trust Number 25-6834

party of the second part.

Grantee's Address. 5301 West Lawrence Avenue, Chicago, Illinois 60630

WITNESSETH, that said party of the first part, in consideration of the sum of TEN-----\$10.00----- Dollars, and other good and valuable considerations in hand paid, does hereby quit claim and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit: Lots 5 and 6 in Dyer's Subdivision of that part of Lots 6, 7 and 8 of Steele and Bickerdike's Subdivision of the West Half of the North West Quarter which lies Westerly of Lake Shore Plank Road of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. The South 25 feet of Lot 4 in C.V. Dyer's Subdivision of that part of Lots 6, 7 and 8 West of the Lake Shore Plank Road in Bickerdike and Steele's Subdivision of the West Half of the Northwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois
PIN: 14-28-120-026, 14-28-120-027, 14-28-120-028
P.I.N.:

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 praesenti or futuro, 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 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.

This space for affixing Riders and Revenue Stamps.

95545136

Document Number

2098

UNOFFICIAL COPY

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, and the avails 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," "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 Trust Officer and attested by its Assistant Trust Officer this 15th

day of August, 19 95

JEFFERSON STATE BANK, As Trustee as Aforesaid Grantor

By Steven E. Craig
Assistant Trust Officer

Attest: Lorraine Tesler

This conveyance is attested by the Assistant Trust Officer to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part.

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

On August 17, 19 95 the foregoing instrument was acknowledged before me by

Steven E. Craig, Assistant Trust Officer

of JEFFERSON STATE BANK, an Illinois corporation and by Dianne Tesler

Assistant Trust Officer

of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

This instrument was prepared by:

JEFFERSON STATE BANK
STEVEN E. CRAIG, ASSISTANT TRUST OFFICER

5301 West Lawrence Avenue
Chicago, Illinois 60630

My Commission Expires

NOTARY PUBLIC

Lorraine M. Anderson
Notary Public, State of Illinois

My Commission Expires Jan. 16, 1996

D
E
L
I
V
E
R
Y
NAME Richard A. Sugar
Sugar, Friedberg & Felsenthal
STREET 30 North LaSalle St., Ste. 2600
CITY Chicago, Illinois 60602

282
For information only. Insert street address of above described property.

Send subsequent Tax Bills to:

Near North Management

Name

1307 South Wabash, Suite 201

Chicago, IL Address 60605

BOX:

OR

Example of
 Date Aug 17 1995
 90041 SUP 145
 145

UNOFFICIAL COPY

STATEMENT BY GRANTOR TO GRANTEE

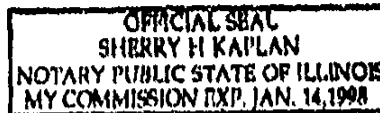
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 17, 1995

Signature: *Richard A. Sugar*

SUBSCRIBED and SWORN to before me by the said *Richard A. Sugar* this 17th day of August, 1995.

Sherry H. Kaplan
Notary Public



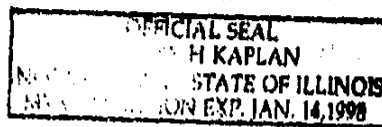
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Aug 17, 1995

Signature: *Richard A. Sugar*

SUBSCRIBED and SWORN to before me by the said *Richard A. Sugar* this 17th day of August, 1995.

Sherry H. Kaplan
Notary Public



95545136

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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9000100