

# UNOFFICIAL COPY

This instrument does not affect tax on the tax bill is to be mailed and therefore no tax billing information form is required to be recorded with this deed.

## TRUSTEE'S DEED DEED IN TRUST

This transaction is exempt from Illinois Transfer tax under Paragraph E, sect. 4, and is Exempt from Cook County Transfer Tax under Cook County Ordinance 95104 - paragraph E.

DEPT-01 RECORDING \$31.00  
T#0012 TRAN 6117 08/28/95 11:02:00  
#2405 JM #95-568596  
COOK COUNTY RECORDER

95568596

by: John T. Foote  
John T. Foote, Agent for beneficiary  
75670392 (1)

The above space is for the recorder's use only

THIS INDENTURE, made this 9th day of August 19 95, between Bank Of Chicago /k/a Garfield Ridge Trust & Savings Bank 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 as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking corporation in pursuance of a certain Trust Agreement dated the 8th day of August, 98, and known as Trust Number 88-8-5 party of this first part, and Marquette National Bank as Trustee u/t/a dated 8/9/95, and known as #13500

parties of the second part.

Address of Grantee: 6316 S. Western Ave., Chicago IL

WITNESSETH, that the said party of the first part, in consideration of the sum of Ten & 00/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" Attached hereto & made a part of this trustee's Deed

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago transaction Tax ordinance by paragraph(s) 1 of Section 200.1-2B6 of said ordinance.

Permanent Real Estate Index No. 19-18-303-038 together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The powers and authority conferred upon said trust grantee are recited on the reverse hereof and incorporated herein by reference.

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 thereunto enabling. This deed is made subject to the lien of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county

31/02/95

BOX 333-CTI

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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 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 real estate 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 easement appurtenant to said real estate and 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 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 authority, necessity or expediency of any act of said trustee, or to be obliged or privileged to inquire into any or 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 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 this 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.

This conveyance is made upon the express understanding and condition that neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability, or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharged thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder of all persons claiming under them or any of them shall be only in earnings, avails and proceeds arising from the sale, mortgage or any other disposition of said 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 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 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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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 Land Trust Officers and attested by its Vice President the day and year first above written.

Bank Of Chicago  
as Trustee, as aforesaid and not personally,

By George C. Lorusso  
Land Trust Officer  
Attest: David White  
Sr. Vice President

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 the above named Land Trust Officer and ~~Vice~~ Vice President of Bank Of Chicago f/k/a Garfield Ridge Trust & Savings Bank

An Illinois Banking Corporation, Grantor, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Land Trust Officer and Vice President, respectively, appeared before me on 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 Banking Corporation, for the uses and purposes, therein set forth and the said Land Trust Officer then and there acknowledged that Vice President as custodian of the corporate seal of said Banking Corporation caused the corporate seal of said Banking Corporation to be affixed to said instrument as Vice President own free and voluntary act and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth.



Given under my hand and Notarial Seal on this 9th day of August, 1995  
Cary A. Bakalik  
Notary Public

DELIVER BY

NAME Margaret National Bank  
STREET 655 S. Wabash Road  
CITY Chicago IL 60629  
OR  
INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

5958 S. Oak Park Avenue  
Chicago, IL.

THIS INSTRUMENT WAS PREPARED BY:  
Cary Bakalik  
6353 W. 55th Street  
Chicago, IL. 60638

95568596

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6  
5  
4  
3  
2  
1

Parcel 1: That part of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence west along the south line of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, a distance of 304.94 feet to the intersection of said line with a curved line, convex to the Northwest, having a radius of 277.94 feet, said curved line being 10 feet southeasterly of, by radial measurement, the center line of a spur railroad track of the belt railway company of Chicago; thence northeasterly along said curved line an arc distance of 300.48 feet, the chord of said arc bearing North 52 degrees 47 minutes 27 seconds east, to the end of said curved line; thence North 83 degrees 45 minutes 43 seconds east along a straight line, tangent to the last described curved line, parallel with and 10 feet southerly of the center line of said track, a distance of 21.63 feet to the point of curve of a curved line, convex Northerly, having a radius of 627.28 feet, tangent to the last described line and 10 feet southerly of, by radial measurement, the center line of the aforesaid track; thence easterly along said curved line, an arc distance of 54.39 feet, the chord of said arc bearing North 86 degrees 14 minutes 49 seconds east, to the intersection of said curved line with east line of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence South 0 degrees 25 minutes 45 seconds east along the east line of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, a distance of 178.91 feet to the point of beginning, excepting therefrom the East 130 feet (except the South 81.0 feet thereof), all in Cook County, Illinois.

Parcel 2: The Northerly 70 feet of the Easterly 201 feet of the following described tract: that part of the southeast 1/4 of the Northeast 1/4 of the southwest 1/4 of Section 18, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows: beginning at a point in the east line of said south east 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, which is 1,093 feet north of the southeast corner of the Northeast 1/4 of the southeast 1/4 of the Southwest 1/4 of Section 18; thence west along a line which is 1,093 feet North of and parallel to the South line of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, a distance of 324.29 feet, more or less, to a point in a line which runs South from a point in the North line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 which is 324.54 feet west of the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of section 18, to a point in the South line of said Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of section 18, which is 323.83 feet west of the Southeast corner of said Northeast 1/4 of the southeast 1/4 of the southwest 1/4 of section 18; thence north along the last described line to a point 102.12 feet south of the north line of the southeast 1/4 of the northeast 1/4 of the Southwest 1/4 of Section 18; thence northeasterly along a straight line to a point in the north line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, which is 304.36 feet west of the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of section 18; thence east along the North line of the southeast 1/4 of the northeast 1/4 of the Southwest 1/4 of section 18, to the Northeast corner of said Southeast 1/4 of the northeast 1/4 of the Southwest 1/4 of section 18; thence South along the East line of the South East 1/4 of the Northeast 1/4 of the southwest 1/4 of Section 18; a distance of 241.62 feet, more or less, to the point of beginning, (except the East 17 feet thereof), all in Cook County, Illinois.

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3/10/2019

THIS EXHIBIT "A" IS ATTACHED TO & MADE A PART OF BANK OF CHICAGO'S TRUSTEES DEED DEED IN TRUST  
 DATED AUGUST 9, 1995

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Parcel 3: The Northerly 70 feet except the Easterly 201 feet of the following described tract: that part of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows: beginning at a point in the East line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, which is 1,093 feet North of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18; thence West along a line which is 1,093 feet North of and parallel to the South line of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, a distance of 324.29 feet, more or less, to a point in a line which runs South from a point in the North line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 which is 324.54 feet West of the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, to a point in the South line of said Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, which is 323.83 feet west of the Southeast corner of said Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18; thence North along the last described line to a point 102.12 feet South of the North line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18; thence Northeasterly along a straight line to a point in the North line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, which is 304.36 feet west of the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18; thence East along the North line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, to the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18; thence South along the East line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, a distance of 241.62 feet, more or less, to the point of beginning, ( except the East 17 feet thereof), all in Cook County, Illinois.

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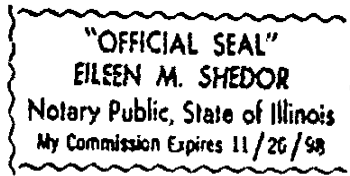
## STATEMENT BY GRANTOR AND GRANTEE

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 8/22, 1995 Signature: John T. Ferk  
Grantor or Agent

Subscribed and sworn to before me by the said John this 22ND day of August, 1995.

Notary Public Eileen M. Shedor

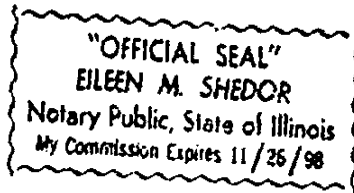


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8/22, 1995 Signature: John T. Ferk  
Grantee or Agent

Subscribed and sworn to before me by the said John this 22ND day of August, 1995.

Notary Public Eileen M. Shedor



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

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"JAKE JADURO"  
ROSE 12 11 11111  
SEARCHED INDEXED  
SERIALIZED FILED  
MAR 11 11 11111

"JAKE JADURO"  
ROSE 12 11 11111  
SEARCHED INDEXED  
SERIALIZED FILED  
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