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TRUSTEE'S DEED IN TRUST

95568658

DEPT-01 RECORDING \$25.00
T#0012 TRAN 6119 08/28/95 11:18:00
#8468 JIM *-95-568658
COOK COUNTY RECORDER

The above space is for the recorder's use only

Midwest Trust Services, Inc. as Successor Trustee to Midwest Bank and Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed of trusts in trust, duly recorded and delivered to said Trustee in pursuance of a trust agreement dated the 26th day of December, 1990, and known as Trust Number 90-6111 party of the first part, and Midwest Trust Services, Inc. as Trustee under Trust Agreement dated 5/18/95 and known as Trust #95-1-6841 party of the second part. Grantee's Address, 1606 N. Harlem Avenue, Elmwood Park, IL 60635

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 of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

PARCEL 1: Unit number 803 in Ridge View Tower Condominium, as delineated on a survey of the following described real estate: Lot 'A' in F. and L. construction corporation consolidation of Lot 9 (except the north 15 feet thereof) and Lot 10 (except the south 25 feet thereof) in block 61 in Evanston in the Southwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 04022337

together with its undivided interest in the common elements in Cook County Illinois. PARCEL 2: The exclusive right to the use of P-35 a limited common element as delineated in the survey attached to the declaration on aforesaid recorded as

Document 04022337 PIN: 11-18-308-018-0000

This conveyance is made pursuant to a Direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust agreement authorizing the party of the first part to convey directly to the party of the second part.

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, streams, 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 real estate of 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 to make 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 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.

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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 to be obliged or privileged to inquire into any or 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 bindings 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 instruments 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 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," or "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 cause its name to be signed to these presents by its Assistant Vice President, and attested by its Trust Administrator this 31st day of May, 19 95.

Midwest Trust Services, Inc.

As Trustee as Aforesaid,

Grantor

By: Emily S. Mentone

Attest: Kimberly A. Muich

STATE OF ILLINOIS

COUNTY OF COOK

REVENUE STAMP AUG 28 95
COOK COUNTY REAL ESTATE TRANSACTION TAX

OFFICIAL SEAL
Margaret M. Truschke
Notary Public, State of Illinois
My Commission Expires Jan. 8, 1998

On May 31, 19 95 the foregoing instrument was acknowledged before me by Emily S. Mentone Assistant Vice President of Midwest Trust Services, Inc., an Illinois corporation and by Kimberly A. Muich, A.V.P. of said corporation, who affixed the seal of said corporation, all on behalf of said corporation.

This instrument was prepared by:

Margaret M. Truschke

Margaret M. Truschke Notary Public
My Commission Expires: January 8, 1998

MIDWEST TRUST SERVICES, INC.

1606 N. Harlem Avenue

Elmwood Park, Illinois 60635

REVENUE STAMP AUG 28 95
COOK COUNTY REAL ESTATE TRANSACTION TAX

Unit 803, 1567 Ridge, Evanston, IL

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

Send subsequent Tax Bills to:

CITY OF EVANSTON 001489

Real Estate Transfer Tax

City Clerk's Office

OR BOX #187 Reorder from Illi

BOX 333-CTI

PAID AUG 11 1995

Amount \$ 215

Agent M. B. G.

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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