

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

THE GRANTOR: Morgan Guaranty Trust Company of New York, as Trustee under Declaration of Trust dated December 9, 1960 as amended for the Commingled Pension Trust Fund (Fixed Income Mortgage) Assignee of Midwest Bank and Trust Company, a corporation duly organized and existing under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of New York,

95568711

DEPT-01 RECORDING \$25.00
 T#0012 TRAN 6123 08/28/95 13:21:00
 #8527 + JM *-95-568711
 COOK COUNTY RECORDER

for and in consideration of 10.00 Dollars, and other good and valuable considerations in hand paid, Convey(s) and QUITCLAIM(S) unto

Pioneer Bank & Trust, a corporation of Illinois

as Trustee under the provisions of a Trust Agreement dated the 2nd day of June, 1995, and known as Trust Number 26025 (hereinafter referred to as "said Trustee", regardless of the number of Trustees), and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook, and State of Illinois, to-wit:

Legal: LOT 13 IN CHARLES N DUTTON'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF LOT 1 LYING BETWEEN THE SOUTH LINE OF JACKSON STREET AND THE NORTH LINE OF VAN BUREN STREET (EXCEPT THE NORTH 140.08 FEET AND THE SOUTH 124.8 FEET THEREOF) IN THE COMMISSIONER'S PARTITION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Pin: 16-16-204-043-0000

Common Address: 5033 W. Monroe, Chicago, Illinois 60644

together with the tenements and appurtenances hereunto belonging.

Subject To: Covenants, conditions and restrictions of record; private, public and utility easements, roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1993 and subsequent years;

And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor(s) aforesaid has (have) hereunto set our hand and seal this 7 day of August, 1995.

[Signature]

[Signature]

BY: VICE PRESIDENT
 Morgan Guaranty Trust Company of New York, as Trustee under Declaration of Trust dated December 9, 1960 as amended for the Commingled Pension Trust Fund (Fixed Income Mortgage) Assignee of Midwest Bank and Trust Company,

ATTEST: ASSISTANT SECRETARY

25th

TANYA ROOMI SLES SALEMCHROE TRUSTEE SEE

BOX 333-011

75-06-766 DB

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Property of Cook County Clerk's Office

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CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 REPT. OF
 AUG 28 95
 27.750

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP AUG 28 95
 18.50

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 AUG 28 95
 37.00

COOK
 CO. NO. 016
 066752

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STATE OF NEW YORK
COUNTY OF NEW YORK) SS:

Morgan Guaranty Trust Company
of New York, as Trustee

* NEW YORK CO.

* Jack Roditi + Clifford E. Rice

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ^ Vice President and Assistant Secretary of the ^ a National Trust Company, Grantor personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ** Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instruments as their own free and voluntary act and as the free and voluntary act of said National Trust Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant secretary, as custodian of the corporate seal of said National Trust Company caused the corporate seal of said National Trust Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Trust Company for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7 day of AUG
1995.

David H. Marchand
NOTARY PUBLIC

This instrument was prepared by:
Tanya S. Hurd, Esq.
53 West Jackson Boulevard,
Suite 1750,
Chicago, Illinois 60604,
(312) 341-0227.

Mail To:
Carl Palladinetti
4321 N. Elston
Chicago, Illinois 60641

SEND SUBSEQUENT TAX BILLS TO:
Richard Nelson

DAVID H. MARCHAND
Notary Public, State of New York
No. 21-4614252
Qualified in Kings County
Certificate Filed in New York County
Commission Expires 3/31/97

Deed In Trust

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 are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 successors 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 in future, 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 for any period or periods of time to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract or 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 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 to 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 part 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 borrowed or advance don said premises, or be obliged to see that the terms of this Trust have been complied with, or obliged to inquire into the necessity or expediency of any act of said Trustee in relations 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 Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and 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 interests 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 Title is hereby directed to registered 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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