

# UNOFFICIAL COPY

## Trustee's Deed In Trust

95801464

BankOne Chicago, N.A., as Trustee Under the Jean W. Smith Trust Dated 2/8/85, party of the first part, and Lake Forest Bank & Trust Company, as successor trustee Under the Jean W. Smith Trust Dated 2/8/85, party of the second part, whose address is 727 North Bank Lane, Lake Forest, Illinois,

WITNESSETH, that said party of the first part, in consideration of Ten Dollars and other good and valuable consideration, 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 502 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 23 a limited common element as delineated in the survey attached to the Declaration aforesaid recorded as Document Number: 04022337.

Permanent Property Index No.: <sup>11-18-303-022-1010</sup> ~~05-17-201-008~~  
Address: Unit 502, 1567 Ridge, Evanston, Illinois 60201

TO HAVE AND TO HOLD the real estate with its 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 property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 property 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 *in 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 property 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

COOK COUNTY CLERK'S OFFICE  
RECORDED  
INDEXED  
95801464

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(The above space for Recorder's use only)

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BOX 333-CTI

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In no case shall any party dealing with said trustee in relation to said property, or to whom said property 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 property, 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 on favor of every person relying upon or claiming under any such conveyance, lease or other instruments, (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 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, the 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 his, 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 limitation," 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 unrelated as 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 VP, and attested by its VP this 4th day of April, 1995.

BankOne Chicago, N.A.  
AS Trustee as Aforesaid, Grantor  
By Sonia Malamed, VP  
Attest: Thomas J. Kitten, AVP

BankOne Chicago, N.A.

AS Trustee as Aforesaid, Grantor

By Sonia Malamed, VP

Attest: Thomas J. Kitten, AVP

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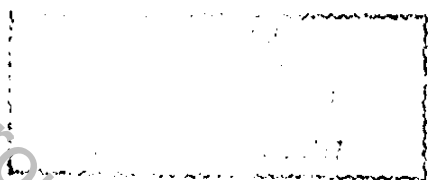
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, a notary public for this county and state, certify that Dorinda Nathaniel Vice President of BankOne Chicago, N.A. and Bernard T. Wall, Asst. Vice President of said corporation, who affixed the seal of said corporation, appeared before me this day in person and acknowledged that they executed this instrument on behalf of said corporation.

Witness my hand and official seal this 14<sup>th</sup> day of April, 1995.



Jeanette J. Burt  
Notary Public

This instrument was prepared by Bernard T. Wall, Carroll, Kline & Wall, Suite 620, 70 W. Madison Street, Chicago, Illinois 60602.

Mail to:

Mail subsequent tax bills to:

Bernard T. Wall  
70 West Madison Street, Suite 620  
Chicago, Illinois 60602

Lake Forest Bank & Trust Co., trustee  
727 North Bank Lane  
Lake Forest, IL 60045

Exempt under  
Real Estate

11-16-95

Date

Proposed

Exempt under  
Real Estate  
with

this instrument

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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.

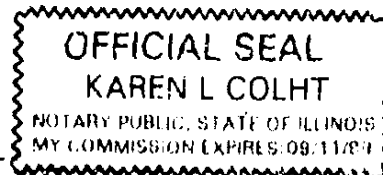
Dated November 15, 1995

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me  
this 15<sup>th</sup> day of November,  
1995.

Notary Public Karen L. Colht



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 November 15, 1995

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me  
this 15<sup>th</sup> day of November,  
1995.

Notary Public Karen L. Colht



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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