

# UNOFFICIAL COPY

## TRUSTEE'S DEED

95044880

DEPT-01 RECORDING \$31.50  
749001 TRAN 6615 01/20/95 11:20:00  
#2319 # CG #-75-044880  
COOK COUNTY RECORDER

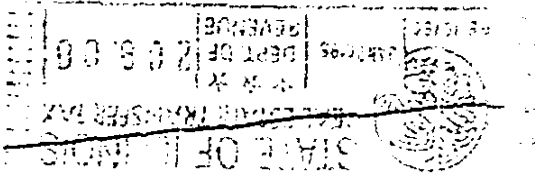
The above space is for the recorder's use only

The Grantor, MIDWEST TRUST SERVICES, INC., as Successor Trustee to Midwest Bank and Trust Company, 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 solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said corporation in pusuance of a certain Trust Agreement dated the 15th day of April 19 94, AND known as Trust Number 94-6658, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to Richard C. Fish and Caley R. Fish, husband and wife as tenants by the entirety

of \_\_\_\_\_ County, Illinois, the following described real estate in Cook County Illinois:

See Attached Rider for Legal Description

TO HAVE AND TO HOLD the above granted premises unto the grantees forever, not as tenants in common, nor as joint tenants, but as tenants by the entirety.



together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Trust Administrator of said corporation, this 5th day of January, 19 95

SEAL

MIDWEST TRUST SERVICES, INC.  
as Trustee aforesaid, and not personally.

BY: [Signature]  
Assistant Vice President

ATTEST: [Signature]  
Land Trust Administrator

Handwritten note: Land Title X UP - 809433 - CS / of 2 Jan

Watermark: Properly Recorded Cook County Clerk's Office

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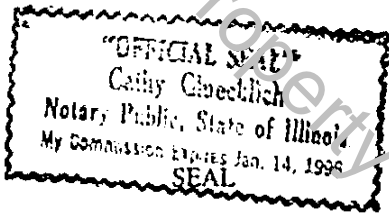
County of Cook }  
State of Illinois } SS

I, the undersigned, a Notary Public in and for said County, the State aforesaid  
DO HEREBY CERTIFY, THAT  
Emily S. Mentone

Assistant Vice President of MIDWEST TRUST SERVICES, INC.,  
a corporation, and  
Deanna M. Quinn

Land Trust administrator of said corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Assistant Vice President and Trust Administrator of said corporation respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Trust Administrator of said corporation did also then and there acknowledge that he/she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th  
day of January, 19 95



*Cathy Sheebach*  
Notary Public

2243-A North Greenview, Chicago, IL

18318 Poplar Ave., Homewood, IL

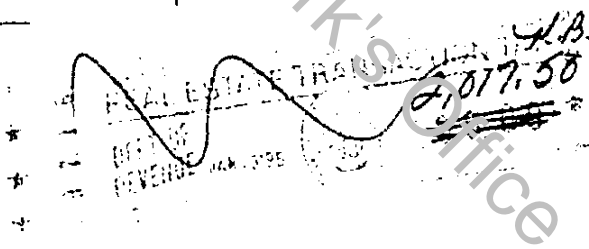
For information only insert street address of above described property.

Grantee's Address

This Instrument was Prepared by:  
Deanna M. Quinn

MIDWEST TRUST SERVICES, INC.  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60635

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EXHIBIT "A"

Legal Description

PARCEL 2243-A North Greenview:

The North 45.07 feet of the East 17.70 feet of the West 18.28 feet of Lots 7, 8 and 9, taken as a tract in Block 4, in George M. High's Subdivision of the East half of Block 15 in Sheffield's Addition to Chicago, in Sections 29, 31 and 32, Township 40 North, Range 14, East of the Third Principal Meridian, except that part of said tract bounded and described as follows: Beginning at the most Easterly corner of said tract; thence North 44 degrees, 51 minutes, 40 seconds West, a distance of 48.34 feet; thence South 89 degrees, 51 minutes, 10 seconds West; a distance of 18.00 feet; thence South 00 degrees, 00 minutes, 00 seconds East, a distance of 35.00 feet; thence South 22 degrees, 31 minutes, 09 seconds West, a distance of 9.14 feet; thence South 44 degrees, 51 minutes, 40 seconds East, a distance of 32.46 feet; thence North 45 degrees, 29 minutes, 50 seconds East, a distance of 45.85 feet, to the point of beginning, all in Cook County, Illinois.

Subject to Declaration of covenants, conditions, restrictions and easements by grantor recorded the 30th day of December, 1994, in the Office of the Recorder of Deeds, Cook County, Illinois, as document 04084046, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenants to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Subject to: general real estate taxes not due and payable at the time of closing; the Association documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; ~~encroachments, of not greater than one foot over public alleys and/or sidewalks;~~ rights, if any, of persons providing private television services; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and any other matters which shall be insured over by the title insurer.

PINS: 14-32-108-008; 14-32-108-009; 14-32-108-010  
PROPERTY: UNIT 2243-A NORTH GREENVIEW, CHICAGO, IL 60614

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## DECLARATION OF APPOINTMENT OF SUCCESSOR IN TRUST

*Section 1. Parties; Date.* This Declaration of Appointment of Successor in Trust (the "Appointment") is made as of June 1, 1994, by and between Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee (the "Former Trustee") under the Land Trusts, as defined in Section 2 of this Appointment, and Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee (the "Successor Trustee") under the Land Trusts.

*Section 2. Definitions.* The following capitalized terms have the respective meanings defined in this Section 2.

"Act" means the Corporate Fiduciary Act, 205 ILCS 620.

"Agreement" means the Agreement of Succession of Trust Business and Assignment of Accounts dated as of June 1, 1994, between First Midwest Corporation of Delaware, an Illinois Corporation, the holding company owning all of the issued and outstanding shares of Former Trustee, and the Successor Trustee, with respect to the trust business of the Former Trustee, including its trusteeship under the Land Trusts.

"Appointment" means this Declaration of Appointment of Successor in Trust.

"Former Trustee" means Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under the Land Trusts.

"Land Trusts" means those Illinois Land Trusts as such are defined in the Illinois Land Trust Recordation and Transfer Act, 765 ILCS 420/2, identified by Trust Number and/or Recording Document Number of the Deca(s) in Trust attached hereto as Exhibit A, and incorporated herein, pursuant to which the Former Trustee held title to the real estate described in Exhibit A.

"Successor Trustee" means Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee under the Land Trusts.

*Section 3. Recitals.* The following recitals of fact are a material part of this Appointment:

a. Pursuant to the Agreement, the Former Trustee has appointed the Successor Trustee as Trustee, in place of the Former Trustee, of the Land Trusts, as of the date of this Appointment.

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b. Pursuant to Section 3-3 of the Act, title under the respective Land Trusts to the real estate held by the Former Trustee was vested by law in the Successor Trustee as of the date of this Appointment.

c. None of the Land Trusts contain provisions which would have prohibited the Successor Trustee from being so vested, pursuant to Section 3-3 of the Act, in the Former Trustee's title to the real estate with full power to act as Trustee under the Land Trusts.

d. This Appointment is executed, acknowledged and recorded to give notice to all persons that all power to act as Trustee and all right, title and interest of the Former Trustee to the real estate in the Land Trusts is now vested in the Successor Trustee.

*Section 4. Appointment of Successor Trustee.* The Former Trustee:

a. Hereby confirms the appointment of the Successor Trustee as Trustee under each of the Land Trusts and the vesting of all right, title and interest of the Former Trustee to the Land Trusts' real estate in the Successor Trustee by law pursuant to Act, and

b. Hereby declares the Successor Trustee appointed as Trustee under each of the Land Trusts, with all the powers to deal with title to the real estate set forth in the respective Deeds in Trust to the Former Trustee, as Trustee under the Land Trusts. All instruments executed by the Former Trustee prior to June 1, 1994 in respect to any real estate described on Exhibit A to this Appointment are hereby confirmed and ratified.

*Section 5. Acceptance of Appointment by Successor Trustee.* The Successor Trustee hereby confirms its acceptance as of the date of this Appointment, of all duties and powers as Trustee under the Trusts created by each of the Land Trusts.

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IN WITNESS WHEREOF, the Former Trustee and the Successor Trustee have executed this Appointment as of the date stated in Section 1.

FORMER TRUSTEE:

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

By: [Signature]  
Its Executive Vice President

Attest:

By: [Signature]  
Its Assistant Secretary

SUCCESSOR TRUSTEE:

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: [Signature]  
Its President

Attest:

By: [Signature]  
Its Secretary

STATE OF ILLINOIS

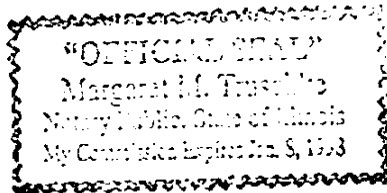
) SS

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Sheldon Bernstein personally known to me to be the Executive Vice President of Midwest Bank and Trust Corporation, and Joseph Parrillo, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such E.V. President and ASS. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of January, 1996

[Signature]  
Notary Public



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