

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

PARKWAY BANK, at the direction of its beneficiary, is issuing this deed with the intention of Quit Claiming any and all interest it may have had back to the Seller as indicated in Installment Agreement for Warranty Deed executed on 5-26-88.

DEPT-01 RECORDING \$29.50  
T30011 TRAN 5494 01/31/95 15:23:00  
\$6299 + RV #-95-073207  
COOK COUNTY RECORDER

### 95073207

The above space for recorder's use only

FIRST AMERICAN TITLE INSURANCE # CC81156 1828

THIS INDENTURE, made this 26th day of January, 19 95, between PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a Trust Agreement dated the 14th day of January 19 86 and known as a Trust Number 7600, party of the first part, and **LAKEVIEW TRUST AND SAVINGS BANK** as Trustee under the provisions of a Trust Agreement dated the 1st day of December, 19 75, and known as Trust Number 3906

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lots 18 and 19 in Block 3 in Storey and Allen's Addition to Chicago said Addition being a subdivision of the East 1/2 of the South west 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, IL.

EXEMPT UNDER PROVISIONS OF PARAGRAPH M SECTION 4  
REAL ESTATE TRANSFER TAX ACT  
1-27-95 DATE  
*[Signature]* BUYER, SELLER, OR REPRESENTATIVE

Permanent Tax # 13-25-131-038

*[Signature]* KNOWN AS: 3040 42 W.  
DIVERSITY  
CHGO, ILL.

together with the tenements and appurtenances thereunto belonging.  
**To Have and to Hold** the same unto said party of the second part as aforesaid

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 side hereof and incorporated herein by reference.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage, any mechanic lien, and all other liens, notices or claims of record and any and all other statutory lien rights duly perfected (if any there be) in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President--Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

## PARKWAY BANK AND TRUST COMPANY

as Trustee as aforesaid.

By [Signature] Vice-President--Trust Officer

Attest [Signature] Assistant Trust Officer

STATE OF ILLINOIS

SS.

COUNTY OF COOK

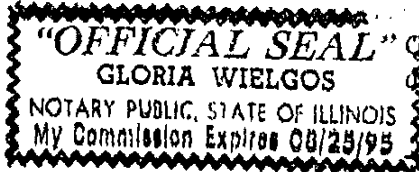
I, the undersigned, A Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY, that

**Diane Y. Peszynski**

Vice-President--Trust Officer of PARKWAY BANK AND TRUST COMPANY, and

**Jo Ann Kubinski**

Assistant Trust Officer of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President--Trust Officer and Assistant Trust Officer respectively, appeared before me 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 Corporation, for the uses and purposes therein set forth, and the said Asst. Trust Officer, did also then and there acknowledge that she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.



Given under my hand and Notarial seal this 26th day of January, 1995

[Signature]  
Notary Public

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 198 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 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

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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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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, 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 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.

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Y  
NAME *Burtley F Goldberg*  
STREET *7551 N Clark #505*  
CITY *Chicago, IL 60614*  
INSTRUCTIONS

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE  
*3040 W. Diversey*  
\_\_\_\_\_  
*Chicago, IL*  
\_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY:

*Diane Y. Peszynski*

**PARKWAY BANK AND TRUST COMPANY**  
4800 N. Harlem Avenue, Harwood Heights, IL 60656



Cook County Clerk's Office

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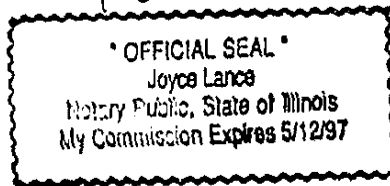
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## STATEMENT BY GRANTOR AND GRANTEE

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 1/27, 1995 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said affiant this 27 day of JANUARY, 1995.  
Notary Public [Signature]



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 acquired 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 1/27, 1995 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said affiant this 27th day of Jan., 1995.  
Notary Public [Signature]



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

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## MAPPING SYSTEM

### Change of Information

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#### Scannable document - read the following rules

1. Changes must be kept within the space limitations shown...
2. Do Not use punctuations...
3. Print in CAPITAL letters with black pen only...
4. Do Not Xerox form...
5. Allow only one space between names, numbers, and addresses...

#### SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number...
- If you don't have enough room for your full name, just your last name will be adequate
- Property Index numbers (PIN#) must be included on every form...

PIN NUMBER:

13 - 25 - 131 - 038 - 0000

NAME/TRUST#:

LASALLE TR #24-3906-06

MAILING ADDRESS:

253 . EL CAMINO VERDE ST

CITY:

HENDERSON STATE: NY

ZIP CODE:

09014 - 5913

PROPERTY ADDRESS:

3040 - 3042 W DIVERSEY

CITY:

CHICAGO STATE: IL

ZIP CODE:

60647 -

FILED: JAN 31 1995

COOK COUNTY TREASURER

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