

# UNOFFICIAL COPY

DEPT-11 RECORD TOR \$29.50  
10013 TRAN 4289 04/13/95 11:54:00  
#9538 CT #95-247192  
COOK COUNTY RECORDER

95247192

## TRUSTEE'S DEED - INDIVIDUAL

THIS INDENTURE, made this 9th day of March, 1995 between First Bank National Association, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 23rd day of March, 1964, and known as Trust Number 1497, Party of the First Part and Foundation for Development of the Retarded an IL non-for-profit, Party(ies) of the Second Part.

Address of Grantee(s) 8 South Michigan, Suite 2016, Chicago, Illinois

WITNESSETH, that Party of the First Part, in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto said Party(ies) of the Second Part, the following described real property, situated in the County of Cook, State of Illinois, to wit:

### LEGAL DESCRIPTION: (IF SPACE IS INSUFFICIENT, PLEASE ATTACH EXHIBIT)

SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

together with the tenants and appurtenances thereunto belonging.

Address Provided:

Any references to National Boulevard Bank of Chicago or Boulevard Bank National Association, shall mean FIRST BANK NATIONAL ASSOCIATION, its successor through merger.

Permanent Real Estate Index Number(s): \_\_\_\_\_

TO HAVE AND TO HOLD the same unto said Party(ies) of the Second Part as aforesaid and to the proper use, benefit and behalf of said Party(ies) of the Second Part forever.

Subject to: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said Trustee by the terms of the 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, if any there be, of record in said county affecting the said real property or any part thereof given to secure the payment of money and remaining unleased at the date of the delivery thereof.

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 and Attested to by its Assistant Vice President, the day and year first above written.

ATTEST

By: [Signature]  
Vice President

FIRST BANK NATIONAL ASSOCIATION  
as Trustee as aforesaid.

By: [Signature]  
Vice President

29<sup>50</sup>  
7H

AFFIDAVIT SUBMITTED

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real property or any part thereof, to dedicate parks, streets, highways or 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 real 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 real property, or any part thereof, to lease said real property, or any part thereof, from time to time, in possession or reversion, by lease 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 lease 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 hereafter, to contract to make leases and to grant options to lease or 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 real property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real property or any part thereof, and to deal with said real 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 party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on to said real estate, or be obliged to see that the terms of this trust have been complied with, or to be obliged or privileged to inquire into any of the terms by said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendment thereof, if any, and binding upon all beneficiaries thereunder (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither FIRST BANK NATIONAL ASSOCIATION, individually or as Trustee, not its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its or their agents or attorneys may do or omit to do in or about the said real property or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real property.

The interest of each and every beneficiary hereunder and under said Trust Agreement and all of the persons claiming under them or any of them shall only in the earnings, avails and proceeds arising from the sale or any other disposition of said real property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in and to said real property as such, but only an interest in the earnings, avails proceeds thereof as aforesaid, the intention hereof being to vest in said FIRST BANK NATIONAL ASSOCIATION the entire legal and equitable title in fee simple, in and to all of the above-described real property.

If the title to any of the above-described real property 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.

FIRST BANK NATIONAL ASSOCIATION  
400-410 NORTH MICHIGAN AVENUE  
CHICAGO, ILLINOIS 60611

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STATE OF ILLINOIS \_\_\_\_\_ )  
COUNTY OF COOK \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ~~RONALD E. HEITHOFF~~ Vice President of FIRST BANK NATIONAL ASSOCIATION, and ~~EDWARD L. MORRIS~~, Vice President thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President 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 Bank, for the uses and purposes therein set forth; and that the corporate seal of said Bank did affix the said corporate seal of said bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

MY COMMISSION EXPIRES:

“OFFICIAL SEAL”  
Kimberly S. Grana  
Notary Public, State of Illinois  
My Commission Expires 02/08/99



GIVEN under my hand Notarial Seal

this 23rd day of March A.D., 1995.

Kimberly S. Grana  
Notary Public

**AFTER RECORDING MAIL THIS DEED TO:**  
Danny Yashar  
8 S Michigan, Suite 2016  
Chicago, IL 60603

**THIS INSTRUMENT WAS PREPARED BY:**  
JOHN K. MEIER  
400-410 North Michigan Avenue  
Chicago, Illinois 60611

Exempt under provision of paragraph E, section 4 real estate transfer tax act and paragraph E, section 200.1-1 (p-6) - of Chicago transaction act tax ordinance.

4/06/95

Danny Yashar  
agent of Grantor and grantee

COOK County Clerk's Office

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Lots 26, 27, 28, 29, 30, 31, and 32 in Frank's Subdivision of Block 25 in James Stinson's Subdivision of East Grand Crossing in the Southwest quarter of Section 25, township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 20-25-324-032 20-25-316-023  
20-25-316-017 20-25-316-024  
20-25-316-018  
20-25-316-019  
20-25-316-020  
20-25-316-021  
20-25-316-022

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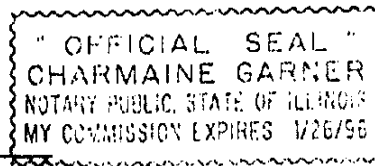
## STATEMENT BY GRANTOR AND GRANTEE

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 February 12, 1995 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 15<sup>th</sup> day of Feb,  
1995.

Notary Public Charmaine Garner

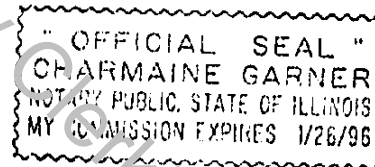


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 15, 1995 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 15<sup>th</sup> day of Feb,  
1995.

Notary Public Charmaine Garner



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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