

UNOFFICIAL COPY

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DEPT-01 RECORDING 139.00
 100112 TRAH 4391 05/24/95 14103100
 \$5000 + 301 * - 95 - 840528
 COOK COUNTY RECORDER

TRUSTEE'S DEED IN TRUST

THIS INSTRUMENT, made this 20th day of March, 1995, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 27th day of June, 1988 and known as Trust Number 105831-02 party of the first part, and COMMUNITY SAVINGS BANK, not personally but as Trustee under Trust Agreement dated February 6, 1995 and known as Trust Number LT-954 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) 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:

Units 2335-A, 2335-B, 2335-C, 2335-D, 2335-E and 2335-F of the Schaumburg Terrace Condominium as delineated on a survey of the following described real estate:

That part of the Northeast 1/4 of Section 18, Township 41 North, Range 10 East of the Third Principal Meridian, lying Southerly of Sheffield Village Apartments Unit Number 1 being a subdivision of the Northeast 1/4 of said Section 18, recorded June 11, 1970 as Document Number 21181651 and bounded on the East by the following described line:

Commencing at the center of said Section 18; thence North 85 degrees 33 minutes 18 seconds East along the South line of said Northeast 1/4 of Section 18, a distance of 527.22 feet to the Point of Beginning; thence North 4 degrees 26 minutes 42 seconds West, a distance of 44.15 feet to a point of curvature; thence Northerly along an arc of a circle having a radius of 780 feet, being convex to the West and tangent to the last described line, an arc distance of 251.01 feet to a point of tangency; thence North 13 degrees 59 minutes 36 seconds East, a distance of 18.38 feet to a point of curvature; thence Northerly along an arc of a circle having a radius of 500 feet, being convex to the East and tangent to the last described line; an arc distance of 274.76 feet to a point of tangency; thence North 17 degrees 29 minutes 32 seconds West, a distance of 303.49 feet to a point of curvature; thence Northerly along an arc of a circle, having a radius of 1,490 feet, being convex to the Southwest and tangent to the last described line, an arc distance of 479.81 feet to the Southwest corner of Knollwood Drive as dedicated in said Sheffield Village Apartments Unit Number 1 as a termination of said easterly boundary line, all in Cook County, Illinois.

together with the tenements and appurtenances thereunto belonging.

THE TENANTS OF THESE UNITS HAVE WAIVED OR HAVE FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

BOX 333-CM

GH 7508426 COOK 64 9500826 A CHAS D2

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 any 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 said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments 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 Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate 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 estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

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THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

THIS DEED is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee as aforesaid and not personally,

ATTEST:

By: [Signature]
Its: 2ND VP
P. JOHANSEN
STATE OF ILLINOIS
JSS
COUNTY OF COOK)

By: [Signature]
Its: ASST SECY
Gregory S. Kasprzyk

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, 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 instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association 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 Banking Association caused the corporate seal of said National Banking Association 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 Banking Association for the uses and purposes therein set forth.

95340528
008-014-000

Given under my hand and Notary Seal this MAR 27 day of 1995, 1995.

[Signature]
Notary Public



This instrument prepared by:
American National Bank and Trust Company of Chicago, 33 N. LaSalle, Chicago, IL

Deliver To: Community Savings Bank, 4801 W. Belmont, Chicago, IL 60634

Property: 2335 John Smith, Schaumburg, IL/P.I.N. 07-18-200-022-1109 thru 1114

35898 AR
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION REAL ESTATE TRANSFER TAX
DATE 4-7-95
AMT. PAID 290.00

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COOK
CO. NO. 618
063555

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

PR. 10776 MAY 23 '95 DEPT. OF REVENUE 290.00

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP MAY 23 '95 145.00



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MAP SYSTEM

CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate if you don't have enough room for the full name. Property index numbers MUST be included on every form.

PIN:

07 - 18 - 200 - 022 - 1109

NAME

GEORGE SEWYK

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

69 NICOLETTE AVE

CITY

SCHAUMBURG

STATE:

IL

ZIP:

60173 -

95340528

PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

2335 JOHN SMITH

CITY

SCHAUMBURG

STATE:

IL

ZIP:

60193 -

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UNOFFICIAL COPY MAP SYSTEM

4338d

CHANGE OF INFORMATION FORM

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PIN:

07 - 18 200 - 022 - 1110

NAME:

GEORGE SENYK

MAILING ADDRESS:

STREET NUMBER STREET NAME: APT or UNIT

69 NICOLETTE AVE

CITY

SCHAUMBURG

STATE:

ZIP:

IL 60173 -

95340528

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2335 JOHN SMITH

CITY

SCHAUMBURG

STATE:

ZIP:

IL 60193 -

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SECRET



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PIN:

07-18-200-022-1111

NAME

[Empty grid for name entry]

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

69 NICOLETTE AVE

CITY

SCHAUMBURG

STATE:

ZIP:

IL

60173-

95340528

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

233 S JOHN SMITH

CITY

SCHAUMBURG

STATE:

ZIP:

IL

60193-

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PIN:

07 - 18 - 200 - 022 - 1112

NAME

[Empty grid for name entry]

MAILING ADDRESS:

STREET NUMBER STREET NAME APT or UNIT

69 NICOLETTE AVE

CITY

SCHAUMBURG

STATE:

ZIP:

IL

60173

95340528

PROPERTY ADDRESS:

STREET NUMBER STREET NAME APT or UNIT

2335 JOHN SMITH

CITY

SCHAUMBURG

STATE:

ZIP:

IL

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PIN:

07 - 18 200 - 022 - 1113

NAME

[Empty grid for name entry]

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

69 NICOLETTE AVE

CITY

SCHAUMBURG

STATE:

ZIP:

IL

60173 -

95340528

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2335 JOHN SMITH

CITY

SCHAUMBURG

STATE:

ZIP:

IL

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MAP SYSTEM

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PIN:

07 - 18 - 200 - 022 - 1114

NAME

MAILING ADDRESS:

STREET NUMBER STREET NAME APT or UNIT

69 NICOLETTE AVE

CITY

SCHAUMBURG

STATE:

IL

ZIP:

60173 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2335 JOHN SMITH

CITY

SCHAUMBURG

STATE:

IL

ZIP:

60193 -

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