

# WARRANTY UNOFFICIAL COPY DEED IN TRUST

After Recording Mail To:  
Albany Bank and Trust Company N.A.  
3400 W. Lawrence Ave.  
Chicago, Illinois 60625  
or BOX 35

96435727

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 0877 06/07/96 15:07:00  
#4331 CG \*-96-435727  
COOK COUNTY RECORDER

Name and Address of Taxpayer:  
ALBANY BANK & TRUST KATN 11-5212  
2349 N 17TH AVE  
FRANKLIN, IL 60131

25.00

THIS INDENTURE WITNESSETH, That the Grantor

CENTRAL SUBURBAN CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Illinois  
and duly authorized to transact business in the State of Illinois, for and in consideration  
of Ten and xx/100 (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation  
Convey and Warrant unto ALBANY BANK AND TRUST COMPANY  
N.A., a National Banking Association, its successor or successors, as Trustee under the provisions of a Trust  
Agreement dated May 7, 1996 and known as Trust Number 11-5212 the following  
described real estate in the County of Cook and State of Illinois, to wit:

LOT 24 IN SYRACUSE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION  
OF THE NORTHEAST FRACTIONAL 1/4 AND THE NORTHWEST FRACTIONAL 1/4  
OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) public  
and utility easements, if any; (c) party wall rights and agreements, if any; (d)  
general taxes for the year 1995 and subsequent years.

P.I.N. 12-34-200-007-0000

Commonly known as 2349 N. 17th Avenue, Franklin Park, Illinois

This stamp processed pursuant to  
Section 7-10B-4 A (2) of the  
Franklin Park Village Code  
requiring review of documents. JM  
6-3-96



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 196 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 the 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 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, leases or mortgaged by said trustee, be obliged to see to the application of any

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10/2/96  
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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 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 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 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.

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

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 26th day of May, 1996

IMPRESS  
CORPORATE SEAL  
HERE

CENTRAL SUBURBAN CORPORATION  
(NAME OF CORPORATION)  
BY Russell W. Duller PRESIDENT  
RUSSELL W. DULLER  
ATTEST: Janice L. Roeder SECRETARY  
Janice L. Roeder

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Russell W. Duller personally known to me to be the \_\_\_\_\_ President of the Central Suburban Corporation an Illinois corporation

IMPRESS  
NOTARIAL SEAL  
HERE

corporation, and Janice L. Roeder personally known to me to be the \_\_\_\_\_ 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 \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument as \_\_\_\_\_ President and \_\_\_\_\_ Secretary of said corporation, 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 26th day of May, 1996

Commission expires 10 - 4 1998

[Signature]  
NOTARY PUBLIC

Illinois Transfer Stamp - Exempt under provisions of paragraph \_\_\_\_\_ section 4, Real Estate Transfer Act

Buyer, Seller, or Representative

OFFICIAL SEAL  
KEVIN KRANTZ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10-4-98

Prepared by: Kevin R. Krantz, Darnall, Polachek & Associates,  
2121 W. Army Trail Road, Suite 105, Addison, Illinois 60101-5612

**BOX 333-CTI**

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COOK  
CU. NO. 018  
251318



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

RB. 10000

JUN-4'98

\*\*\*  
DEPT. OF  
REVENUE

323.50

Cook County  
TRANSFER TAX

161.75

Property of Cook County Clerk's Office

6635727

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
JAN 10 2011 10:00 AM  
100 N. LAUREL ST. CHICAGO, IL 60602