

# UNOFFICIAL COPY

S14607237

## TRUSTEE'S DEED DEED IN TRUST

96473275

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The above space is for the recorder's use only

THIS INDENTURE, made this 4th day of JUNE ~~JUNE~~ MAY 19 96  
between BANK OF CHICAGO F/K/A GARFIELD RIDGE TRUST & SAVINGS BANK  
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 as Trustee under the provisions of a deed or deeds in trust duly recorded  
and delivered to said banking corporation in pursuance of a certain Trust Agreement dated the 10th day  
of September 1976, and known as Trust Number 76-9-6 party of this first part,  
and MARQUETTE NATIONAL BANK AS TRUSTEE UNDER TRUST #13745, dated May 14, 1996

parties of the second part  
Address of Grantee 6155 S. Pulaski Road, Chicago, IL 60629

WITNESSETH that the said party of the first part, in consideration of the sum of TEN AND NO/100 - - - -  
- - - - DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and  
convey unto said party of the second part, the following described real estate, situated in Cook

County, Illinois, to-wit: Lot 2 (except the Westerly 3 feet thereof as measured along the  
Southerly line of said Lot 2) in Block 70 in Frederick H. Bartlett's Central Chicago,  
being a subdivision in the Southeast 1/4 of Section 4 and the Northeast 1/4 and South-  
east 1/4 of Section 9, all in Township 38 North, Range 15, east of the Third Principal  
Meridian, in Cook County, Illinois.

SUBJECT TO: 1. General real estate taxes for the year 1995 second installment and  
thereafter; 2. Mortgage noted in paragraph 2 of the Contract; 3. Leases disclosed to  
Purchaser to Paragraph 7 of the Contract; and 4. Acts of Purchaser.

Permanent Real Estate Index No. 19-09-406-015  
together with the tenements and appurtenances thereto belonging

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.

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 hereof and incorporated herein by  
reference.

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 lien  
of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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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 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 easement appurtenant to said real estate and any part thereof, and to deal with the title to 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, 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 obliged 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 obliged to inquire into the authority, necessity or expediency of any act of said trustee, or to be obliged or privileged to inquire into any or 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 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 this 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.

This conveyance is made upon the express understanding and condition that neither \_\_\_\_\_ 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 or any amendment thereto, or for injury to person or property happening in or about said real estate, any 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 in 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 of all persons claiming under them or any of them shall be only in earnings, avails and proceeds arising from the sale, mortgage or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

If the title to any of the the above lands 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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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Land Trust Officers and attested by its Vice President the day and year first above written.

BANK OF CHICAGO F/K/A GARFIELD RIDGE TRUST  
AND SAVINGS BANK  
as Trustee, as aforesaid and not personally.

By George A. Lando  
Land Trust Officer

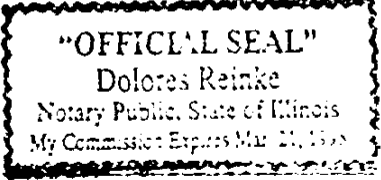
Attest [Signature]  
Vice President

County of COOK  
State of ILLINOIS

I, the undersigned, a Notary Public in and for said County, the State aforesaid DO HEREBY CERTIFY that the above named Land Trust Officer and Vice President of the BANK OF CHICAGO F/K/A GARFIELD RIDGE TRUST & SAVINGS BANK

an Illinois Banking Corporation, Grantor, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Land Trust Officer and Vice President respectively, appeared before me on 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 Banking Corporation for the uses and purposes therein set forth and the said Land Trust Officer then and there acknowledged that Vice President as custodian of the corporate seal of said Banking Corporation caused the corporate seal of said Banking Corporation to be affixed to said instrument as Vice President own free and voluntary act and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal on this 4th day of MAY 1996



[Signature]  
Notary Public

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NAME - V. Lieturninkas  
4536 W. 63rd St.  
STREET  
Chicago, IL 60629  
CITY

OR  
INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER

[Handwritten]

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

5568 S. Archer Avenue  
Chicago, IL 60638

THIS INSTRUMENT WAS PREPARED BY  
D. Reinke  
6353 W. 55th Street  
Chicago, IL 60636

COOK COUNTY CLERK'S OFFICE

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Property of Cook County  
002564

REORDER ITEM # PSA LABEL  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

125103

REORDER ITEM # PSA LABEL  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

002564

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

002564

REVENUE STAMP

REVENUE STAMP

REVENUE STAMP

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Property of Cook County Clerk's Office

CITY OF CHICAGO  
No. 36 0887 01  
REAL ESTATE TRANSFERS  
DEPARTMENT OF REVENUE

CITY OF CHICAGO  
No. 1000 01  
REAL ESTATE TRANSFERS  
DEPARTMENT OF REVENUE

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6/20/2015