

# UNOFFICIAL COPY

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## TRUSTEE'S DEED

DEPT-01 RECORDING \$31.00  
 T#0014 TRAN 6998 07/09/96 15:01:00  
 \$7685 ÷ JW \*-96-522681  
 COOK COUNTY RECORDER

The above space is for the recorder's use only

31.00  
M

The Grantor, MIDWEST TRUST SERVICES, INC., as Successor Trustee to Midwest Bank and Trust Company, 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 solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said corporation in pusuance of a certain Trust Agreement dated the 18th day of November, 19 92, AND known as Trust Number 92-6402, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to STEPHANIE MASLANKA, trustee, under the STEPHANIE MASLANKA TRUST dated March 22, 1996.

of Cook County, Illinois, the following described real estate in Cook County Illinois;

UNIT 7204-2SW IN RIVER FOREST GARDEN APARTMENTS' CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4, 5, AND 6 IN RIVER FOREST LAND ASSOCIATION'S ADDITIONS TO RIVER FOREST IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 16, 1910 AS DOCUMENT NO. 4663334 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25502991 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 15-12-205-024-1043

**ATGF, INC**  
 96522681  
 Cook County Recorder's Office

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Trust Administrator of said corporation, this 22nd day of March, 19 96.

SEAL

MIDWEST TRUST SERVICES, INC.  
 as Trustee aforesaid, and not personally.

BY: Emily S. Martone  
 Land Trust Administrator  
 ATTEST: Stephanie Maslanka  
 Trust Administrator

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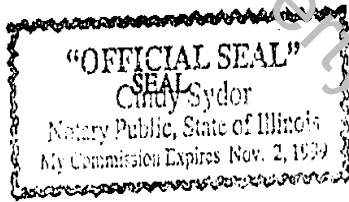
County of Cook }  
State of Illinois } SS

I, the undersigned, a Notary Public in and for said County, the State aforesaid DO HEREBY CERTIFY, THAT

Emily S. Mentone, Land Trust Administrator  
~~XXXXXXXXXXXXXXXXXXXX~~ of MIDWEST TRUST SERVICES, INC.,  
a corporation, and  
Margaret M. Truschke

Trust administrator of said corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Assistant Vice President and Trust Administrator of said corporation respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Trust Administrator of said corporation did also then and there acknowledge that he/she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th  
day of April, 19 96



*Cindy Sydor*  
Notary Public

7204 Oak Avenue, 2SW, River Forest, Illinois 60305

7204 Oak Avenue, 2SW, River Forest, IL. 60305

For information only insert street address of above described property.

Grantee's Address

This Instrument was Prepared by:  
Emily S. Mentone

MIDWEST TRUST SERVICES, INC.  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60635

Mail to:  
Przybylowski  
5339 N. Milwaukee Avenue  
Chicago, IL 60630



Exempt under provisions of Paragraph e, Section 4,  
Real Estate Transfer Tax Act.

5-2-96

Date

Chester M. Przybylowski  
Buyer, Seller or Representative

EXEMPTION APPROVED

DEPUTY VILLAGE CLERK - VILLAGE OF RIVER FOREST

*[Signature]*

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## DECLARATION OF APPOINTMENT OF SUCCESSOR IN TRUST

*Section 1. Parties; Date.* This Declaration of Appointment of Successor in Trust (the "Appointment") is made as of June 1, 1994, by and between Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee (the "Former Trustee") under the Land Trusts, as defined in Section 2 of this Appointment, and Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee (the "Successor Trustee") under the Land Trusts.

*Section 2. Definitions.* The following capitalized terms have the respective meanings defined in this Section 2.

"Act" means the Corporate Fiduciary Act, 205 ILCS 620.

"Agreement" means the Agreement of Succession of Trust Business and Assignment of Accounts dated as of June 1, 1994, between First Midwest Corporation of Delaware, an Illinois Corporation, the holding company owning all of the issued and outstanding shares of Former Trustee, and the Successor Trustee, with respect to the trust business of the Former Trustee, including its trusteeship under the Land Trusts.

"Appointment" means this Declaration of Appointment of Successor in Trust.

"Former Trustee" means Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under the Land Trusts.

"Land Trusts" means those Illinois Land Trusts as such are defined in the Illinois Land Trust Recordation and Transfer Act, 765 ILCS 420/2, identified by Trust Number and/or Recording Document Number of the Deed(s) in Trust attached hereto as Exhibit A, and incorporated herein, pursuant to which the Former Trustee held title to the real estate described in Exhibit A.

"Successor Trustee" means Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee under the Land Trusts.

*Section 3. Recitals.* The following recitals of fact are a material part of this Appointment:

a. Pursuant to the Agreement, the Former Trustee has appointed the Successor Trustee as Trustee, in place of the Former Trustee, of the Land Trusts, as of the date of this Appointment.

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b. Pursuant to Section 3-3 of the Act, title under the respective Land Trusts to the real estate held by the Former Trustee was vested by law in the Successor Trustee as of the date of this Appointment.

c. None of the Land Trusts contain provisions which would have prohibited the Successor Trustee from being so vested, pursuant to Section 3-3 of the Act, in the Former Trustee's title to the real estate with full power to act as Trustee under the Land Trusts.

d. This Appointment is executed, acknowledged and recorded to give notice to all persons that all power to act as Trustee and all right, title and interest of the Former Trustee to the real estate in the Land Trusts is now vested in the Successor Trustee.

*Section 4. Appointment of Successor Trustee.* The Former Trustee:

a. Hereby confirms the appointment of the Successor Trustee as Trustee under each of the Land Trusts and the vesting of all right, title and interest of the Former Trustee to the Land Trusts' real estate in the Successor Trustee by law pursuant to Act; and

b. Hereby declares the Successor Trustee appointed as Trustee under each of the Land Trusts, with all the powers to deal with title to the real estate set forth in the respective Deeds in Trust to the Former Trustee, as Trustee under the Land Trusts. All instruments executed by the Former Trustee prior to June 1, 1994 in respect to any real estate described on Exhibit A to this Appointment are hereby confirmed and ratified.

*Section 5. Acceptance of Appointment by Successor Trustee.* The Successor Trustee hereby confirms its acceptance as of the date of this Appointment, of all duties and powers as Trustee under the Trusts created by each of the Land Trusts.

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IN WITNESS WHEREOF, the Former Trustee and the Successor Trustee have executed this Appointment as of the date stated in Section 1.

**FORMER TRUSTEE:**

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

By: Brad A. Luecke  
Its President

Attest:

By: Joseph Parrillo  
Its Assistant Secretary

**SUCCESSOR TRUSTEE:**

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: [Signature]  
Its President

Attest:

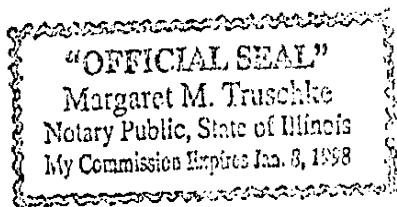
By: Kember A. Munch  
Its Secretary

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 Brad Luecke, personally known to me to be the President of Midwest Bank and Trust Company, a Corporation, and Joseph Parrillo, personally known to me to be the Assist. 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 Assist. Secretary, they signed and delivered the said instrument 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 11<sup>th</sup> day of APRIL, 1996



[Signature]  
Notary Public

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## STATEMENT BY GRANTOR AND GRANTEE

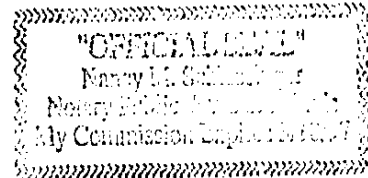
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 22, 1996

Signature: Chester M. Przybylo  
Grantor or Agent

Subscribed and sworn to before me  
by the said MIDWEST BANK and TRUST COMPANY  
on March 22, 1996.

Notary Public Nancy M. Guleserney



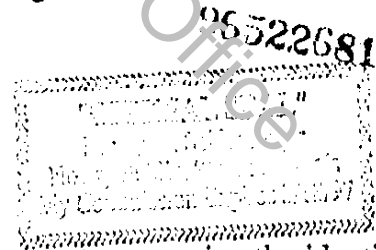
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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: March 22, 1996

Signature: Chester M. Przybylo  
Grantee or Agent

Subscribed and sworn to before me  
by the said STEPHANIE MASLANKA  
on March 22, 1996.

Notary Public Nancy M. Guleserney



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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