

# UNOFFICIAL COPY

96594363

## Trustee's Deed - Deed in Trust

\*formerly known as First  
Colonia Trust Company  
THIS INDENTURE made this 31st day  
of July 1996  
between FIRSTSTAR BANK ILLINOIS,\* an  
Illinois Banking Corporation, 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  
pursuance of a certain Trust Agreement  
dated 22nd day of

DEPT-01 RECORDING \$25.00  
T40012 TRAN 1578 08/02/96 13:16:00  
#2312 + ER \* -96-594363  
COOK COUNTY RECORDER

January 1993 AND known as Trust Number 1-5126 party of the first part and  
STANDARD BANK & TRUST LAND TRUST NO. 15094 dated Jan 1, 1996

party of the second part.  
WITNESSETH that said party of the first part, in consideration of the sum of Ten and no/100  
(\$10.00) Dollars and other good and valuable considerations in hand paid does hereby convey  
and quit-claim unto said parties of the second part, the following described real estate situated in Cook County,  
Illinois, to wit:

LOTS 71, 72, 73, 74, 75 and 76 IN WAFELER'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE  
SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.'s: 20-20-231-034 thru 20-20-231-039

Commonly known as: 6646-6656 South Halsted, Chicago, Illinois

SUBJECT TO: Exceptions listed on Exhibit B attached hereto and made a part hereof

75<sup>00</sup> 108

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said party of the second part, and to the proper use, benefit and behoof forever of said party  
of the second part.

THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE  
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 liens of all trust deeds and/or mortgages upon said real estate  
if any, recorded or registered in said county given to secure the payment of money and remaining unreleased at the date of the delivery  
hereof

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 officers and attested by another of its officers, the day and year first above written.



**BOX 333-CTI**  
FIRSTSTAR BANK ILLINOIS  
\*formerly known as First Colonial  
Trust Company  
as Trustee aforesaid, and not personally

Attest: Norma J. Haworth  
Norma J. Haworth, Land Trust Officer

By: Angela McClain  
Angela McClain, Land Trust Officer

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SUBJECT TO:

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.

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 and 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 considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all the title of 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, from time to time in possession or reversion, by leases 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 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 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition the neither FIRSTAR BANK ILLINOIS, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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, 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 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 and interest 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 and interest in the earnings avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Firstar Bank Illinois the entire legal and equitable title in fee simple, in and to all of the real estate above described.

COUNTY OF Cook

SS

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

STATE OF ILLINOIS

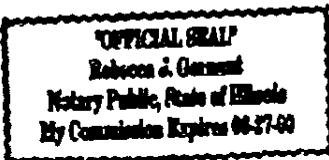
Angela McClain, Land Trust Officer

of Firstar Bank Illinois and

Norma J. Haworth, Land Trust Officer

of said corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such officers 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 Land Trust Officer 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 of said corporation, as Trustee for the uses and purposes therein set forth.

96594363



Given under my hand and Notarial Seal this 31st day of July, 1996

Rebecca J. Gernant  
Notary Public

DELIVER

NAME Standard Bank & Trust  
Land Trust No. 15094

STREET 46 Top Form Paper Co

CITY 7420 4017  
Morton IL 61524

THIS INSTRUMENT PREPARED BY

R. Gernant, Land Trust Administrator  
FIRSTAR BANK ILLINOIS

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## EXHIBIT B

All covenants, conditions and restrictions of record.

★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT OF REVENUE ★  
★ RECEIVED ★  
★ 93750 ★

★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT OF REVENUE ★  
★ RECEIVED ★  
★ 80200 ★

★ STATE OF ILLINOIS ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT OF REVENUE ★  
★ RECEIVED ★  
★ 12500 ★

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