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TRUSTEE'S DEED

96619115

DEPT OF RECORDING 129.00
 TRACED TRAN 1695 08/13/96 14:34:00
 17.75 + 2.6 = 20.35
 COOK COUNTY RECORDER

The above space is for the recorder's use only

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 pursuance of a certain Trust Agreement dated the 22nd day of July 1988, AND known as Trust Number 88-07-5554, in consideration of Ten and no/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to Nicole B. Kestler and FRANCIS J. ZESTLER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of Cook County, Illinois, the following described real estate in Cook County Illinois:
 Parcel 1: Unit 3E in Benedict Manor Condominium as delineated on a survey of the following described real estate: The West 65 feet of Lots 11 and 12 and the West 65 feet of the South 1/2 of Lot 10 in Block 8 in Ravenswood, a subdivision in Sections 17 and 18, Township 40 North, Range 14 East of the Third Principal Meridian; which survey is attached as exhibit " " to the Declaration of Condominium recorded a document 96-594289, together with its undivided percentage interest in the common elements, in common elements, in Cook County, Illinois.
 Parcel 2: The exclusive right to the use of 3E, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 96-594289.

PIN: 14-18-210-027

"Grantors also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.
 This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein"

The tenant of 3E has waived or has failed to exercise the right of first refusal.

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 1st day of August 1996.

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SEAL

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

BY:

Emily S. Mentone
Account Vice President and Trust Administrator

ATTEST:

Margaret M. Truschke
Trust Administrator

County of Cook

State of Illinois

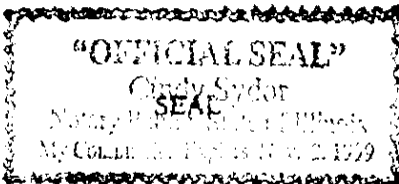
} SS

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

Emily S. Mentone, Land Trust Administrator
~~Account Vice President~~ 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 1st
day of August, 19 96



Cindy Sydor
Notary Public

1712 W. Wilson, Unit 3E, Chicago, IL

2352 W. Wilson, Chicago, IL

For information only insert street address of above described property.

BOX 333-CTI

Grantee's Address

This Instrument was Prepared by:
Margaret Truschke

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

Mail recorded deed ~~and tax bills to:~~

*Scott Z Boehm
Aurora, IL
5816 N. Keele
Chicago, IL 60630*

*Frank Tax Bill to:
Nicole B. Kestner
1712 W. Wilson Unit 3E
Chicago, IL 60640*

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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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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE AUG 12 '96
PB. 11187




900.00

★ 0 9 8 9 ★
★ 0 9 8 9 ★
★ 0 9 8 9 ★
★ 0 9 8 9 ★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE AUG 12 '96
PB. 11187



367.50

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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:

SUCCESSOR TRUSTEE:

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: Brad A Luecke
Its President

By: [Signature]
Its President

Attest:
By: Joseph Parrillo
Its Assistant Secretary

Attest:
By: Kimberly A Muehl
Its Secretary

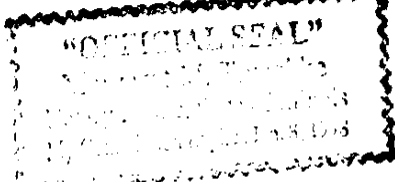
96619115

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 1st day of August, 1996



[Signature]
Notary Public

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 12 '96
DEPT. OF REVENUE
169 00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG 12 '96
84.50

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