

UNOFFICIAL COPY

96679307

CORUS BANK

ALTERNATE USE

**TRUSTEE'S DEED
IN TRUST**

96679307
96679307
96679307

The above space is for the recorder's use only

THIS INDENTURE, Made this 22nd day of August, 1996, between **CORUS BANK**, a corporation of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 3rd day of October, 1989, and known as Trust Number 10-4250, party of the first part, and **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO** as Trustee under the provisions of the Trust Agreement dated the 5th day of August, 1996, and known as Trust Number 121957-07, party of the second part.

WITNESSETH, That 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 _____ County, Illinois, to-wit:

*fka Aetna Bank, N.A.

2550

The South 24 feet of the 72 feet South of and adjoining the North 144 feet of the West 120 feet of Block 14 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 all inclusive, in Pine Grove, said Pine Grove being a Subdivision in Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 3439 North Halsted Street, Chicago, Illinois
PIN # 14-21-303-007-0000

96679307

together with the tenements and appurtenances thereunto belonging.

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 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any and rights and claims of parties in possession.

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 its _____ Trust Officer and attested by its _____ the day and year first above written.

Trust Officer

CORUS BANK fka Aetna Bank, N.A.

As Trustee as aforesaid,

Rosanne DePaul
Trust Officer

Attest *Sharon M. Hallagan*
Trust Officer

UNOFFICIAL COPY

MAIL TAX BILLS TO: *MAIL TO*

MAIL DEED TO: *MAIL TO*

1120 W. Belmont
Chicago, IL 60657

1120 W. Belmont
Chicago, IL 60657

CORUS BANK * Fka Aetna Bank, N.A.
Trust Department
7727 Lake Street
River Forest, IL 60305

THIS INSTRUMENT PREPARED BY _____
Notary Public

GIVEN under my hand and Notarial Seal this _____ day of _____, 1996

of said Corporation, for the uses and purposes therein set forth.

did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation, for the uses and purposes therein set forth; and the said Trust Officer

and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the

me to be the same persons whose names are subscribed to the foregoing instrument as such _____ Trust Officer

and Sharon M. Hallagan, Trust Officer _____ Trust Officer of the CORUS BANK,

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosanne Dypass _____ Trust Officer of the CORUS BANK,

and Sharon M. Hallagan, Trust Officer _____ Trust Officer

me to be the same persons whose names are subscribed to the foregoing instrument as such _____ Trust Officer

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 Corporation, for the uses and purposes therein set forth; and the said Trust Officer

did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation, for the uses and purposes therein set forth.

STATE OF ILLINOIS }
COUNTY OF COOK }
SS. }

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed to not 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.

and proceeds thereof as aforesaid.

real estate as such, but only an interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings,

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, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby

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, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby

successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, state, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

and by said trust agreement, conditions and limitations contained in this indenture and in said trust agreement and empowered to execute and deliver every such deed, trust deed, release, mortgage or other instrument and (d) if the conveyance is made to a successor or

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 instruments was executed in accordance with the terms, conditions and limitations contained in this indenture and in said trust agreement and empowered to execute and

shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or be obliged to see that the application of any purchase money, rent or other proceeds borrowed or advanced on said premises, or be obliged to see that the terms of the 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 instruments was executed in accordance with the terms, conditions and limitations contained in this indenture and in said trust agreement and empowered to execute and

in no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof are conveyed, contracted to be sold, leased or mortgaged by said trustee, or be obliged to see that the application of any purchase money, rent or other proceeds borrowed or advanced on said premises, or be obliged to see that the terms of the 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

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.

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 parts, 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 each 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, for any time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any periods 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 other real or personal property, to grant easements or charges of any kind, to release, convey or assign or 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
NOVEMBER 17 2001

★ 9 6 6 1 1 1
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ RECEIVED BY
★ RECEIPT NO. 3562.50
★ PG 113

960751.07

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96679.07