

UNOFFICIAL COPY

PRAIRIE BANK
AND TRUST COMPANY

TRUSTEE'S DEED
TRUST TO TRUST

96686815

DEPT-01 RECORDING \$27.00
T#0012 TRAN 1950 09/09/96 10:58:00
#7073 + CG *-96-686815
COOK COUNTY RECORDER

The above space is for the recorder's use only

1. 76 19 F 77 H 25
20 H 1 M 1 61 96

THIS INDENTURE, made this 20TH day of AUGUST, 19 96,
between PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking 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 corporation in pursuance of a
certain Trust Agreement dated the 27th day of JULY, 19 96, and
known as Trust Number 96-057 party of the first part, and
UPTOWN NATIONAL BANK OF CHICAGO

a NATIONAL FINANCIAL INSTITUTION as Trustee under a Trust Agreement
dated JULY 29, 1996 and known as Trust No. 96-118 party of the second part.

Grantee's Address: 4752 N. BROADWAY, CHICAGO, IL

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and
valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following
described real estate, situated in COOK County, Illinois, to-wit:

LOT 21 IN MCREYNOLD'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 11 IN THE SUBDIVISION
OF BLOCKS 10 AND 11 IN MCREYNOLD'S ADDITION TO CHICAGO. IN THE EAST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph 3, Section 4.
Real Estate Transfer Tax Act.

SUBJECT TO: GENERAL TAXES FOR 1995 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF RECORDS; BUILDING LINES.

Address of Real Estate: 1340 NORTH DEAN STREET, CHICAGO, ILLINOIS

Permanent Index Number: 17-06-219-020

together with the tenements and appurtenances thereto, belong to the

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 TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A
PART HEREOF.

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[Signature]

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BOX 333-CTI

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the 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 to vacate any subdivision or part thereof; and to resubdivide said real estate as often as desired, to contract to sell or exchange, or grant options to purchase, to sell on any terms, to convey either with or without consideration; to convey said real estate 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 real estate, or any part thereof; to lease said real estate, 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 99 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 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, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person including the Registrar of Titles of said county 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 instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 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 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 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 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 an interest in the earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said

the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the the above real estate 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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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the Trustee grantees named herein, 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.

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 _____ Trust Officer, the day and year first above written.

PRAIRIE BANK AND TRUST COMPANY
as Trustee, as aforesaid.

BY: Sandra T. Russell
Trust Officer

ATTEST: Catherine N. Webb
V. P. AND ~~Trust~~ Trust Officer

Property of _____
County of Cook

State of Illinois }
County of Cook } SS,

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

Trust Officer and CATHERINE N. WEBB, V. P. AND ~~Trust~~ Trust Officer of PRAIRIE BANK AND TRUST COMPANY, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Trust Officer and ~~Trust~~ Trust Officer, respectively.

appeared before me 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 Bank for the uses and purposes, therein set forth and the said Assistant Trust Officer did also then and there acknowledge that said ~~Trust~~ Trust Officer as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21ST day of AUGUST 19 96

OFFICIAL SEAL
DEANNA KORBEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-3-05

Deanna Korbel
Notary Public

Mail to: C. John Anderson, Esq.
Wilson & McIlvaine
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

This instrument was prepared by:
PRAIRIE BANK AND TRUST COMPANY
7661 S. Harlem Avenue
Bridgeview, IL 60455

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

Date 8/23/96 Mark A. Jurga, Esq., Attorney
Buyer, Seller or Representative

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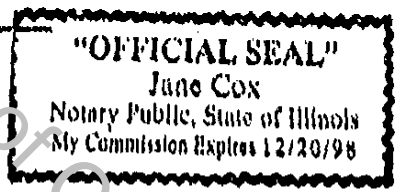
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STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/6, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said [Signature]

this 6 day of Sept
1996
[Signature]
Notary Public

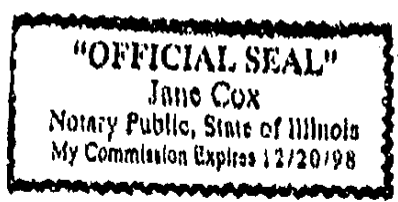


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9/6, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said [Signature]

this 6 day of Sept
1996
[Signature]
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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