

UNOFFICIAL COPY

96944925

Address of Property:
10607 1/2 Montana
Melrose Park, IL

O'CONNOR TITLE
SERVICES, INC.
#121396
MAIL TO: 1111 W
TRUSTEE'S DEED
(In Trust)

DEPT-01 RECORDING \$27.50
T#0014 TRAN 0070 12/13/96 13:44:00
#1388 & JW *-96-944925
COOK COUNTY RECORDER

This Indenture, made this 23rd day of September, 1996,
between **Parkway Bank and Trust Company**, an Illinois Banking Corporation, as
Trustee under the provisions of a deed or deeds in trust, duly recorded and
delivered to said corporation in pursuance of a trust agreement dated 9-29-94 and
known as Trust Number 10931, as party of the first part, and
PARKWAY BANK & TRUST COMPANY, Trustee under Trust Agreement dated
9-23-96 and known as Trust Number 11461, 10607 1/2 Montana, Melrose Park, IL,
as party of the second part.

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

(See Exhibit A for Legal Description and PIN , and Rider for Trust Powers)

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in
trust and the trust agreement which specifically allows conveyance from Trust to
Trust and is subject to all notices, liens, and encumbrances of record and additional
conditions, if any on the reverse side hereof .

DATED: 23rd day of September, 1996.

Parkway Bank and Trust Company,
as Trust Number 10931

By *Diane Y. Pezzyński*
Diane Y. Pezzyński
Vice President & Trust Officer

Attest: *Jo Ann Kubinski* (SEAL)
Jo Ann Kubinski
Assistant Trust Officer

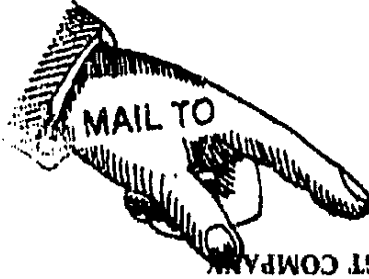
278

96944925

25156

UNOFFICIAL COPY

Property of Cook County Clerk's Office



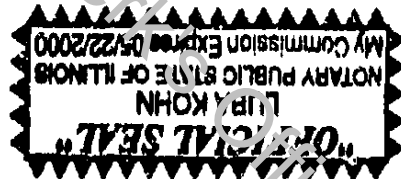
MAIL TO:
PARKWAY BANK & TRUST COMPANY
4800 N. Harlem
Harwood Heights, IL 60656
Attn: Land Trust Dept.
Address of Property:
10607 1/2 Montana
Melrose Park, IL

III. This instrument prepared by: Diane Y. Peszynski, 4800 N. Harlem Avenue, Harwood Heights,

PIN #12-29-423-020-0000

IL
The North half of Lot 10 (except the west 50 feet thereof) F. H. Bartlett's Grand Avenue Farm
Unit No. A, being a subdivision of the South half of the East 3/4 of the Southeast Quarter of
Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County,

EXHIBIT "A"



Notary Public

Liba Kohan

1996.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT Diane Y. Peszynski, Vice President & Trust Officer and Jo Ann
Kubinski, Assistant Trust Officer personally known to me to be the same persons whose names
are subscribed to the foregoing instrument in the capacities shown, appeared before me this day
in person, and acknowledged signing and delivering the said instrument as their free and
voluntary act, for the uses and purposes therein set forth.
Given under my hand and notary seal, this 23rd day of September

STATE OF ILLINOIS)
) SS.)
) COUNTY OF COOK)

52644696

UNOFFICIAL COPY

RIDER

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 parks, 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 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 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 property, 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 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.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or 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.

96944925

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96944925

UNOFFICIAL COPY

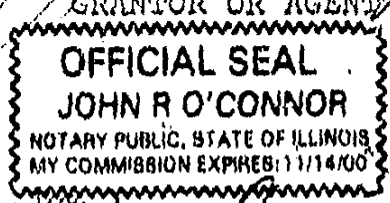
EXEMPT AND ABL TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 Dec 13, 1996

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Lakia Stanford
GRANTOR OR AGENT



Subscribed and sworn to before me this 13 day of Dec

My commission expires:

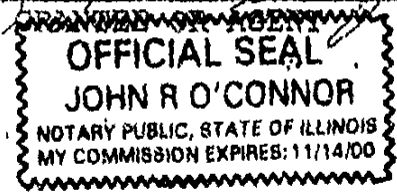
John R O'Connor
Notary Public

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 Dec 13, 1996

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Lakia Stanford
GRANTOR OR AGENT



Subscribed and sworn to before me this 13 day of Dec, 1996.

My commission expires:

John R O'Connor
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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ADI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

96914925

UNOFFICIAL COPY

Property of Cook County Clerk's Office