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TRUSTEE'S DEED

36982303

This Document Prepared By:

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One IBM Plaza
Chicago, Illinois 60611

DEPT-01 RECORDING \$29.00
T#0012 TRAN 3564 12/31/96 12:56:00
4395 + CG *-96-982303
COOK COUNTY RECORDER

After Recording Please Return To:

Richard J. Arendt, Esq.
640 North LaSalle Street
Suite 270
Chicago, Illinois 60610

Above Space For Recorder's Use Only

THIS INDENTURE, made this 27th day of December, 1996, between COLE TAYLOR BANK, not personally but as Successor Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated December 30, 1965 and known as Trust Number 32177 (the "Trustee"), and GRAND NATIONAL BANK, not personally but as Trustee under Trust Agreement dated October 11, 1996 and known as Trust Number 6961258 (the "Grantee").

WITNESSETH, that the Trustee, in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, SELL and CONVEY unto the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See EXHIBIT A attached hereto and by this reference made a part hereof.

Property Address: 7760 North Merrimac Avenue, Niles, Illinois 60714

Permanent Index Number: 10-29-102-006-0000

BOX 333-CTI

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there by) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, the Trustee 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, the day and year first above written.

COLE TAYLOR BANK, as Trustee as aforesaid,

By: Martin S. Edwards
Name: Martin S. Edwards
Its: SR. VICE PRESIDENT

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JACKLIN ISHA, a Notary Public in and for said County, in Illinois President
the State aforesaid, DO HEREBY CERTIFY that MARTIN S. Edwards, the President of COLE
TAYLOR BANK, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared
before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and
voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth.

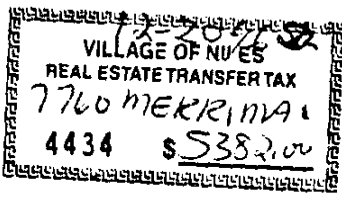
Given under my hand and official seal, this 27th day of December 1996.

Commission Expires 3/22 192000

Jacklin Isha
Notary Public



Mail Tax Bills To: _____



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EXHIBIT A

Legal Description

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE WHICH IS 361 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AT A POINT WHICH IS 188 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 347.63 FEET TO ITS INTERSECTION WITH A LINE 780.64 FEET, MEASURED PERPENDICULARLY NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 293.32 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 ACRES A DISTANCE OF 347.46 FEET TO A POINT WHICH IS 188 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 292.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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Property of Cook County, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys, 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 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 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 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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this 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 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 of 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.

If the title to any of the above lands 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.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

Steven H. Podolsky, being duly sworn on oath, states that he resides at c/o Podolsky and Associates, L.P., One Westbrook Corporate Center, Suite 400, Westchester, Illinois 60154. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for the following reasons:

Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Steven H. Podolsky

 Steven H. Podolsky

SUBSCRIBED and SWORN to before me
 this 24th day of December 1996.

Lynne C. Sturtecky

 NOTARY PUBLIC

OFFICIAL SEAL
 LYNNE C. STURTECKY
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 11-3-98

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DFW61209 PLA

110762
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP DEC 31 '98
 P.B. 31424
 896.75

COOK
 CO. NO. 018
 082604

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 ★★★
 DECS1'98 DEPT. OF REVENUE
 P.B. 10776
 896.75

COOK
 CO. NO. 018
 082603

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 ★★★
 DECS1'98 DEPT. OF REVENUE
 P.B. 10776
 896.75

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