

UNOFFICIAL COPY

75849610  
Trustee's Deed  
Trust to Trust

96107544

This Indenture, Made this 5th day of February A.D. 19 96, between NBD BANK, 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 the 15th day of June 19 94 and known as Trust Number 4745-AH, party of the first part, and River Forest State Bank and Trust Company, not personally, but solely as Trustee under Trust Agreement dated December 23, 1994, and known as Trust No. 4063

DEPT-01 RECORDING \$27.00  
T#0012 TRAN 9065 02/08/96 09:34:00  
6696 CG \*-96-107544  
COOK COUNTY RECORDER

Recorder's Stamp

of 7727 West Lake Street, River Forest, Illinois 60305 party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, has hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Oak Park Real Estate Transfer Tax \$1000  
Oak Park Real Estate Transfer Tax \$1000  
Oak Park Real Estate Transfer Tax \$200

Oak Park Real Estate Transfer Tax \$200

COOK CO. RD. DIS 2 4 7 6 5 6  
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX  
FEB-7'96 DEPT. OF REVENUE 300.00  
PB. 10686

96107544

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part forever. Common Address: 801 South Boulevard/101 South Oak Park Avenue, Oak Park, Illinois 60302 Permanent Index Number: 16-07-306-020-0000 This Document Was Prepared By: NBD Bank - Trust Division  
900 E. Kensington Road  
Arlington Heights IL 60004

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 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 be) 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 delivery hereof.

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 Vice President and attested by its Asst. Vice President the day and year first above written.



NBD BANK, as Trustee as aforesaid  
By [Signature]  
Vice President

Attest: [Signature] Assistant Vice President

BOX 333-CTI

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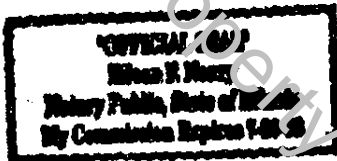
State of Illinois )

) ss.

County of Cook )

I, Eileen F. Neary, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence J. Kohlman Vice President of NBD Bank, and Wayne H. Goble, Jr. Assistant Vice President thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President 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 Corporation for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he/she as custodian of the corporate seal of said Corporation did affix the 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 for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 5th day of February A.D., 19 96



Eileen F. Neary  
Notary Public

Cook County, 157  
ESTATE TRANSFER  
FEB 5 1996

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 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 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 consideration 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.

Mail Recorded Deed to:  
RIVER FOREST STATE BANK  
TRUST DEPT.  
7727 W. LAKE ST.  
RIVER FOREST, IL. 60305

Tax Bills to:  
RIVER FOREST STATE BANK  
7727 W. LAKE ST.  
RIVER FOREST, IL. 60305.

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BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT, 49 FEET 11 1/8 INCHES SOUTH OF THE NORTH EAST CORNER OF SAID LOT, SAID POINT BEING AT OR OPPOSITE THE CONJECTURE OF 2 STORY AND 1 STORY BRICK BUILDINGS NOW LOCATED ON SAID LOT; THENCE WEST ALONG THE SOUTH FACE OF SAID 2 STORY BRICK BUILDING TO A POINT, A DISTANCE OF 54 FEET 2 INCHES (SAID POINT ALSO BEING ON RE-ENTRANT CORNER OF SAID 1 STORY BRICK BUILDING); THENCE NORTH ALONG THE WEST FACE OF SAID 2 STORY BRICK BUILDING TO A POINT, A DISTANCE OF 1 FOOT 5 INCHES (SAID POINT ALSO BEING 4 1/2 INCHES NORTH OF A CORNER OF SAID 1 STORY BRICK BUILDING), THENCE WEST AND PARALLEL TO SAID 1 STORY BRICK BUILDING TO A POINT IN THE WEST LINE OF SAID LOT, SAID POINT BEING 48 FEET 9 INCHES SOUTH OF THE NORTH WEST CORNER OF SAID LOT; IN BLOCK 1 IN HIATT'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

Existing building and use restrictions; covenants, conditions and restrictions of record; private, public and utility easements; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due as of the date hereof of any special tax or assessment for improvements heretofore completed and general taxes for the year 1995 and subsequent years.

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Property of Cook County Clerk's Office

2025/01/10

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MAPPING SYSTEM

Change of Information

80217

Readable document - read the following rules

- 1. Changes must be kept within the space limitations shown...
- 2. Do Not use punctuation...
- 3. Print in CAPITAL letters with black pen only...
- 4. Do Not Xerox form...
- 5. Allow only one space between names, numbers, and addresses...

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number...
- If you don't have enough room for your full name, just your last name will be adequate...
- Property Index Numbers (PIN#) must be included on every form...

PIN NUMBER:

14 - 07 - 306 - 020 - 0000

NAME/TRUST#:

RIVER FOREST BANK # 4063

MAILING ADDRESS:

7727 W LAKE ST.

CITY:

RIVER FOREST STATE: IL

ZIP CODE:

60305 -

PROPERTY ADDRESS:

801 South Boulevard

CITY:

Oak Park STATE: IL

ZIP CODE:

60304 -

96107544

Book County Clerk's Office

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