

UNOFFICIAL COPY

96130657

TRUSTEE'S DEED
IN TRUST

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DEPT-01 RECORDING \$25.50
 T00003 TRAN 3367 02/20/96 12:58:00
 43881 * L M * -96-130657
 COOK COUNTY RECORDER

Above Space For Recorder's Use Only

This Indenture Made this 1st day of February, 1996, between AETNA 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 16th day of January, 1973, and known as Trust Number 10-1670, party of the first part, and Aetna Bank N.A. as Trustee U/T/A Trust #10-4430 as Trustee under the provisions of the Trust Agreement dated the 13th day of February, 1996, 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 Cook County, Illinois, to-wit:

the north forty one (41) feet of lot sixteen (16) in Trustee's Subdivision of block fifteen (15) in Laflin, Smith and Dyer's Subdivision of the north east quarter (NE 1/4) (except one and twenty eight one hundredths (1.28) acres in the north east corner) of section twenty (20), township forty (40) north, range fourteen (14) east of the Third Principal Meridian.

COMMONLY KNOWN AS: 3619 North Wilton Avenue, Chicago, IL
 PIN # 14-20-229-011

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 Assistant ~~Vice President~~ Trust Officer and attested by its AVP Secretary the day and year first above written.

THIS INSTRUMENT PREPARED BY

AETNA BANK*

BY: Shakeel Memon
 2401 N. HALSTED
 CHICAGO, IL 60614

AETNA BANK*

As Trustee of aforesaid,
 By Christine Murphy
 Assistant ~~Vice President~~ Trust Officer
 Attest Phil Crapo
 Assistant Vice President

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 such successor or successors in trust all of the title, estate, powers and authorities vested in said

* **AETNA BANK N.A.**
 (Formerly known as Aetna Bank)

This deed is a copy of the original as recorded in Cook County Illinois. Dated this 13th day of February, 1996.

96130657

Trustee's Deed In Trust

AETNA BANK

As Trustee under Trust Agreement

TO



AETNA BANK
2401 N. Halsted
Chicago, IL 60614

Notary Public (0001 200-0004)

As of

STATE OF ILLINOIS }
COUNTY OF COOK } ss.
I, the undersigned, A NOTARY PUBLIC in and for said County, in the State of Illinois, do hereby certify, that
Kathleen Murphy, Trustee of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing
instrument as such Assistant Secretary 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,
therein set forth, and the said AVP Secretary 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 to said instrument as his 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 _____ day of _____, 1996.)
Carmella J. Fornuso
Notary Public, State of Illinois
My Commission Expires 03/09/99

Notary Public

Property of County of Cook

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 lease to commence in the present or 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 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 difference from the ways above specified, in 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 to 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, 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, (ii) 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, (iii) 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 and binding upon all beneficiaries hereunder, (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, power, authorities, duties and obligations of its, his or their predecessor in trust.
The interests 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 to not register or note in the certificate of title or to 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.

1996-03-09

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

Dated 2-15, 1996 Signature: Barbara J. Sikora
Grantor or Agent

Subscribed and sworn to before
me by the said Barbara J. Sikora
this 15th day of FEBRUARY
1996.
Notary Public Justine Murphy

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 2-15, 1996 Signature: Barbara J. Sikora
Grantee or Agent

Subscribed and sworn to before
me by the said Barbara J. Sikora
this 15th day of FEBRUARY
1996.
Notary Public Justine Murphy

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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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