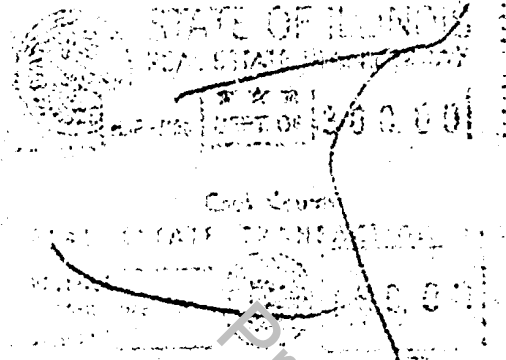


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TRUSTEE'S DEED



DEPT-01 RECORDING \$35.50
 T40014 TRAN 2667 03/07/96 13:56:00
 49364 : JW *-96-172454
 COOK COUNTY RECORDER

The above space is for the recorder's use only

3550 01

The Grantor, **MIDWEST TRUST SERVICES, INC.**, as Successor Trustee to Midwest Bank and Trust Company, a 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 solely 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 8th day of September, 19 92, AND known as Trust Number 92-5371, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to not **Dominic Ho and Bonnie Ho, husband and wife, as joint tenants, but tenancy by the entirety**

of Cook County, Illinois, the following described real estate in Cook County Illinois: The East 22.00 Feet of the West 170.60 feet of Lot 23 (except the North 47.3 feet thereof) and all of lots 24 and 25, taken as tract, in block 2 in Lathrop's Resubdivision of a part of Lathrop and Seavern's addition to River Forest, a Resubdivision of all of that part East of Park Avenue with the East 3/5 of Block 15 in said Lathrop and Seavern's addition in the Northwest Quarter of section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 15-12-110-057

4195275-44 get

SUBJECT TO: General taxes for the year 1994 and subsequent years; building lines and building and liquor restrictions of record; zoning and building ordinances; special taxes or assessments for improvements not yet completed; roads and highways, if any; private public and utility easements of record; party wall rights and agreements, if any; and covenants, conditions, and restrictions of record (none of which provide for reverter) if any.

See Attached for additional Covenant

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Trust Administrator of said corporation, this 21st day of February, 19 96

SEAL

MIDWEST TRUST SERVICES, INC.
 as Trustee aforesaid, and not personally.

BY: Emily S. Mentore
 Land Trust Administrator
 ATTEST: [Signature]
 Trust Administrator

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County of Cook }
State of Illinois } SS

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

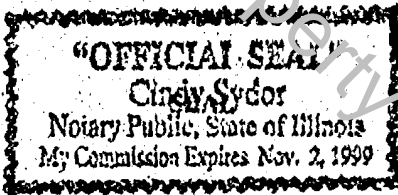
Emily S. Mentone

Assistant Vice President of MIDWEST TRUST SERVICES, INC.,
a corporation, and

Margaret M. Truschke

Trust administrator of said corporation, personally known to me to be the same
persons, whose names are subscribed to the foregoing instrument as such, Assistant
Vice President and Trust Administrator of said corporation respectively, appeared
before me this day in person and acknowledged that they signed and delivered the
said instrument as their own free and voluntary acts, and as the free and voluntary
act of said corporation, as Trustee for the uses and purposes therein set forth and
the said Trust Administrator of said corporation did also then and there acknowledge
that he/she as custodian of the corporate seal of said corporation did affix the said
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, as Trustee for
the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st
day of February 19 96



Cindy Sydor
Notary Public

7722 W. Lake Street, Oak Park, IL

1407 N. Harvey, Oak Park, IL

For information only insert street address of above described property.

Grantee's Address

This Instrument was Prepared by:
Margaret Truschke

MIDWEST TRUST SERVICES, INC.
1606 N. Harlem Avenue
Elmwood Park, Illinois 60635



Village of River Forest
Real Estate Transfer Tax
\$100



Village of River Forest
Real Estate Transfer Tax
\$30



Village of River Forest
Real Estate Transfer Tax
\$20

Mail recorded deed to:

Bernard J. Michon
1800 Sherman Ave 508
Evanston IL 60201

Mail tax bills to:

Dominic Ho
7722 Lake St
Oak Forest, IL 60305

RECORDED

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SUBJECT TO THE DECLARATION OF EASEMENTS AND COVENANTS BY GRANTOR DATED THE 4TH DAY OF JUNE, 1994 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEED, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 94546561, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Office of Cook County Clerk's Office

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DECLARATION OF APPOINTMENT OF SUCCESSOR IN TRUST

Section 1. Parties; Date. This Declaration of Appointment of Successor in Trust (the "Appointment") is made as of June 1, 1994, by and between Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee (the "Former Trustee") under the Land Trusts, as defined in Section 2 of this Appointment, and Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee (the "Successor Trustee") under the Land Trusts.

Section 2. Definitions. The following capitalized terms have the respective meanings defined in this Section 2.

"Act" means the Corporate Fiduciary Act, 205 ILCS 620.

"Agreement" means the Agreement of Succession of Trust Business and Assignment of Accounts dated as of June 1, 1994, between First Midwest Corporation of Delaware, an Illinois Corporation, the holding company owning all of the issued and outstanding shares of Former Trustee, and the Successor Trustee, with respect to the trust business of the Former Trustee, including its trusteeship under the Land Trusts.

"Appointment" means this Declaration of Appointment of Successor in Trust.

"Former Trustee" means Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under the Land Trusts.

"Land Trusts" means those Illinois Land Trusts as such are defined in the Illinois Land Trust Recordation and Transfer Act, 765 ILCS 420/1, identified by Trust Number and/or Recording Document Number of the Deed(s) in Trust attached hereto as Exhibit A, and incorporated herein, pursuant to which the Former Trustee held title to the real estate described in Exhibit A.

"Successor Trustee" means Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee under the Land Trusts.

Section 3. Recitals. The following recitals of fact are a material part of this Appointment:

a. Pursuant to the Agreement, the Former Trustee has appointed the Successor Trustee as Trustee, in place of the Former Trustee, of the Land Trusts, as of the date of this Appointment.

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b. Pursuant to Section 3-3 of the Act, title under the respective Land Trusts to the real estate held by the Former Trustee was vested by law in the Successor Trustee as of the date of this Appointment.

c. None of the Land Trusts contain provisions which would have prohibited the Successor Trustee from being so vested, pursuant to Section 3-3 of the Act, in the Former Trustee's title to the real estate with full power to act as Trustee under the Land Trusts.

d. This Appointment is executed, acknowledged and recorded to give notice to all persons that all power to act as Trustee and all right, title and interest of the Former Trustee to the real estate in the Land Trusts is now vested in the Successor Trustee.

Section 4. Appointment of Successor Trustee. The Former Trustee:

a. Hereby confirms the appointment of the Successor Trustee as Trustee under each of the Land Trusts and the vesting of all right, title and interest of the Former Trustee to the Land Trusts' real estate in the Successor Trustee by law pursuant to Act; and

b. Hereby declares the Successor Trustee appointed as Trustee under each of the Land Trusts, with all the powers to deal with title to the real estate set forth in the respective Deeds in Trust to the Former Trustee, as Trustee under the Land Trusts. All instruments executed by the Former Trustee prior to June 1, 1994 in respect to any real estate described on Exhibit A to this Appointment are hereby confirmed and ratified.

Section 5. Acceptance of Appointment by Successor Trustee. The Successor Trustee hereby confirms its acceptance as of the date of this Appointment, of all duties and powers as Trustee under the Trusts created by each of the Land Trusts.

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IN WITNESS WHEREOF, the Former Trustee and the Successor Trustee have executed this Appointment as of the date stated in Section 1.

FORMER TRUSTEE:

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

By: Brad A. Luecke
Its President

Attest:

By: Joseph Partridge
Its Assistant Secretary

SUCCESSOR TRUSTEE:

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: [Signature]
Its President

Attest:

By: Emily S. Mentore
Its Secretary

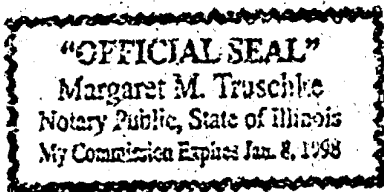
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Brad Luecke, personally known to me to be the President of Midwest Bank and Trust Company, a Corporation, and Joseph Partridge, personally known to me to be the Assist Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assist Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of February, 1988

[Signature]
Notary Public



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COVENANT TO BE INSERTED IN DEEDS

Subject to Declaration of Covenants, Conditions, Restrictions, and Bylaws of Franklin Place Townhomes, by grantor dated the 4th day of June, 1994, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 94-546561, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parcels hereto, for themselves, their heirs, successors and assigns. Grantor covenants to be bound by the covenants and agreements in said document set forth as covenants running with the land.

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CHANGE OF INFORMATION FORM

SCANNABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. 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 do not have enough room for your full name, just your last name will be adequate
 Property Index numbers (PINs) MUST BE INCLUDED ON EVERY FORM

PIN:

15 - 19 - 110 - 057 - 0000

NAME

DOMINIC MO

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

7722 W LAKE

CITY

RIVER FOREST

STATE:

IL

ZIP:

60305 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

7722 W LAKE

CITY

RIVER FOREST

STATE:

IL

ZIP:

60305 -

FILED: MAR 07 1996
COOK COUNTY TREASURER

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