

# UNOFFICIAL COPY

96232206

## TRUSTEE'S DEED

96007333

7585492 (2)

THIS INDENTURE, made this 4th day of March, 1996, between First Bank National Association, formerly known as First National Bank of Des Plaines, as Trustee under Trust

Agreement known as the Cl. True Wilson Living Trust dated December 20, 1974, Party of the First Part and PESCHE

PROPERTIES WEST, an Ill. gen. partnership, Party(ies) of the Second Part.

DEPT-01 RECORDING \$29.00  
T#0012 TRAN 9827 03/27/96 09154100  
#8414 # CG \*-96-232206  
COOK COUNTY RECORDER

290  
m

WITNESSETH, that 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, does hereby convey and quitclaim unto said Party(ies) of the Second Part, the following described real property, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

together with the tenants and appurtenances thereunto belonging.

Permanent Real Estate Index Number(s): 09-17-200-0812  
09-17-200-0810

Exempt deed or instrument  
Eligible for recordation  
without payment of tax  
Ma Paterson  
City of Des Plaines 3-13-96

TO HAVE AND TO HOLD the same unto said Party(ies) of the Second Part as of right and to the present use, benefit and behalf of said Party(ies) of the Second Part forever.

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH 4 SECTION 6 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 2 SECTION 2 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

SUBJECT TO:

3-13-96  
Date  
James R. Wilson  
Trust Officer

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said Trustee by the terms of the 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 property or any part thereof given to secure the payment of money and remaining unleased at the date of the delivery thereof.

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 Trust Officer and attested to by its Trust Officer, the day and year first above written.

ATTEST

FIRST BANK NATIONAL ASSOCIATION,  
as Trustee as aforesaid,

By: Paul H. Ketch  
Trust Officer

By: James R. Wilson  
Trust Officer

BOX 333-CTI

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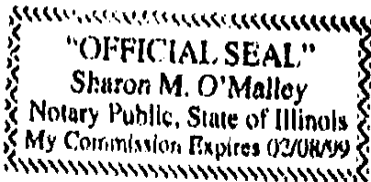
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STATE OF Illinois )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James R. Weiss, Trust Officer of FIRST BANK NATIONAL ASSOCIATION, and Harold L. Slotta, Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer 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, as the free and voluntary act of said Bank, as Trustee, for the uses and purposes therein set forth and the said Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank, as Trustee, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

GIVEN under my hand and Notarial Seal this 4th day of March, A.D., 1996.



Sharon M. O'Malley  
Notary Public

AFTER RECORDING, MAIL THIS

DEED TO: Steve D. Lustig  
Steve D. Lustig and Associates  
707 Skokie Blvd. Suite 200  
Northbrook, Illinois 60062

THIS INSTRUMENT WAS PREPARED BY:

First Bank National Association  
Sharon O'Malley  
701 Lee Street  
Des Plaines, IL 60016

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real property or any part thereof, to dedicate parks, streets, highways 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 real property 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 real property, or any part thereof, to lease said real property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in 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 198 years, and to renew or extend lease 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 hereafter, to contract to make leases and to grant options to lease or 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 real property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real property or any part thereof, and to deal with said real property and every part thereof in all other way 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 trust, Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on to said real estate, or be obliged to see that the terms of this trust have been complied with, or to be obliged or privileged to inquire into any of the terms by said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under 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 trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendment thereof, in any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither FIRST BANK NATIONAL ASSOCIATION, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real property or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real property.

The interest of each and every beneficiary hereunder and under said Trust Agreement and all of the persons claiming under them or any of them shall only in the earnings, avails and proceeds arising from the sale or any other disposition of said real property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in and to said real property as such, but only an interest in the earnings, avails proceeds thereof as aforesaid, the intention hereof being to vest in said FIRST BANK NATIONAL ASSOCIATION the entire legal and equitable title in fee simple, in and to all of the above-described real property.

If the title to any of the above-described real property 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 or similar import, in accordance with the statute in such case made and provided.

FIRST BANK NATIONAL ASSOCIATION  
701 LEE STREET  
DES PLAINES, ILLINOIS 60016

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## PARCEL 1:

THAT PART OF LOT 3 IN GEWECKE'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON SOUTHWESTERLY LINE OF SAID LOT (BEING ALSO THE CENTER LINE OF RAND ROAD) AT A POINT 176 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 115 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE A DISTANCE OF 191 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 115 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 191 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART OF PARCEL 1 FALLING IN RAND ROAD.)

## PARCEL 3:

THAT PART OF LOT 2 IN GEWECKE'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 N, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 2 AFORESAID WHICH IS 51.77 FEET SOUTHERLY OF THE INTERSECTION OF THE WESTERLY LINE OF LOT 2 AFORESAID WITH THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTHEASTERLY FROM THE AFORESAID POINT ALONG A LINE WHICH IS DRAWN AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF THE AFORESAID RIGHT OF WAY A DISTANCE OF 37.98 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE 33.76 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2 AFORESAID WHICH IS 62.42 FEET SOUTHERLY OF THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 AFORESAID A DISTANCE OF 62.42 FEET TO THE POINT OF BEGINNING.

1400 Rand Road,  
New Orleans, LA

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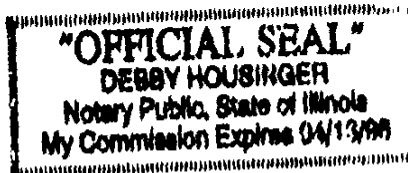
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STATEMENT BY GRANTOR AND GRANTEE

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

Dated MARCH 25, 19 96 Signature: S. Hayes  
Grantor or Agent

Subscribed and sworn to before me by the  
said Trustee's Deed  
this 25 day of MARCH  
19 96.

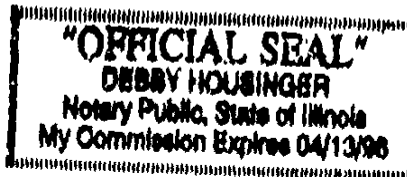


Debby Housinger  
Notary Public

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 MARCH 25, 19 96 Signature: S. Hayes  
Grantor or Agent

Subscribed and sworn to before me by the  
said Trustee's Deed  
this 25 day of MARCH  
19 96.



Debby Housinger  
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 of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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