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 COLE TAYLOR BANK

96325297

TRUSTEE'S DEED

This Indenture, made this 9th day of April, 1996, between Cole Taylor Bank, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 20th day of November, 1990

. DEPT-01 RECORDING \$25.50
. T:0014 TRAN 4632 05/01/96 09:34:00
. #7540 # JW #-96-325297
. COOK COUNTY RECORDER

, and known as Trust No. 90-2081, party of the first part, and JOSE G. MARTINEZ and MARIA I. MARTINEZ, parties of the second part.

Address of Grantee(s): 5654 S. Richmond, Chicago, IL 60629

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said parties of the second part,

as joint tenants with right of survivorship
the following described real estate, situated in Cook County, Illinois, to wit:

Lot Seventy-two (72) in Oakwood Hills First Addition, a Subdivision of part of the East one half of the Northwest quarter of Section Thirteen (13), Township Thirty-seven (37) North, Range Twelve (12), East of the Third Principal Meridian, in Cook County, Illinois.

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P.I.N. 23-13-109-036-0000

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to proper use, benefit and behoof forever of said party of the second part.

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.

See Reverse

26607515
5/4570790

SAS - A DIVISION OF INTERCOUNTY

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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 LTO Vice President and attested by its Trust Officer, the day and year first above written.

COLE TAYLOR BANK

As Trustee, as aforesaid,

By: Constance E. Considine Vice President
Land Trust Officer

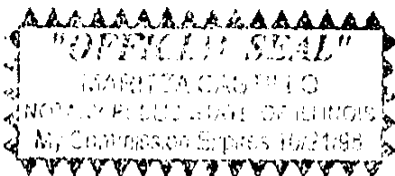
Attest: [Signature] Sr. Trust Officer

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, Do Hereby Certify, That Constance E. Considine, LTO Vice President, and Jacklin Isha, Sr. Trust Officer, of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Vice President 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, for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth
Given under my hand and Notarial Seal this 9th day of April, 1996



[Signature]
Notary Public

80005297

Mail To: Jose G. MARTINEZ
10648 S. MICHAEL DRIVE
PALOS HILLS, IL 60465

Address of Property:
10648 S. Michael Drive
Palos Hills, IL. 60465

This instrument was prepared by:
Constance E. Considine

COLE TAYLOR BANK
850 W. Jackson Blvd.
Chicago, IL 60607

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Cook County
REAL ESTATE TRANSACTION TAX

APR 15 1998



08250

REVENUE STAMP

960803

123400



Property

002964

Cook County Clerk's Office

STATE OF ILLINOIS

APR 15 1998



1650 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

966015

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proper and, with the prior written approval of the Bond Trustee, to appoint substitute attorneys-in-fact, as said attorney-in-fact deems proper regarding the Asset.

To make demands, appoint or replace trustee or substitute trustees, give notice of default, notices of intent to accelerate, notices of acceleration or such other notices as the attorney-in-fact deems necessary or appropriate and to take other actions and exercise other rights which may be taken by the Owner Trust or the Bond Trustee under the terms of any loan agreements, security agreements, guarantees or other documents or agreements evidencing or otherwise related to the Asset including foreclosure, lease, sale, taking possession of, realization upon or any other disposition of any Asset or any collateral therefor or guarantee thereof.

To sue on or otherwise prosecute any claim or cause of action or commence or seek any legal or equitable, administrative or other remedy in any legal, administrative, arbitration, mediation or other proceeding whatsoever including non-judicial repossessions and foreclosures or similar actions to recover collateral, to compromise, settle or receive or make, execute or deliver any endorsements, acquittances, releases, receipts or other discharges of any claim, cause of action, determination, judgment or other proceeding for or in the name of the Owner Trust or the Bond Trustee related to the Asset.

To sign any federal or state or local tax information form, disclosure, protest or affidavit relating to the Asset.

To otherwise act or take such action as is permitted to be taken by the attorney-in-fact appointed hereunder pursuant to the Servicing Agreement.

This instrument is to be construed and interpreted as a Limited Power of Attorney regarding the Asset. The foregoing enumeration of specific items, acts, rights and powers is not intended to, nor does it give rise to, and it is not to be construed as general power of attorney in respect of the Asset. Should any provision of this Power of Attorney be held to be invalid or unenforceable, such provision shall be deemed severed from this instrument and the remaining provisions of this Power of Attorney shall remain in full force and effect.

The attorney-in-fact appointed hereunder shall not be obligated to furnish bond or other security in connection with the actions hereunder.

This Limited Power of Attorney is executed by the Bond Trustee as trustee under the Indenture and by the Owner Trust (and the REO Subsidiary) as the owner(s) of the Asset. The Owner Trust (and the REO Subsidiary) acquired the Asset pursuant to an Assignment and Assumption of Assets dated October 26, 1995, by and between the Owner Trust and the Resolution Trust Corporation, acting in its corporate capacity with respect to certain assets and as conservator or receiver of one or more depository institutions with respect to all other assets (the "RTC"). Pursuant to the Indenture, the

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Owner Trust granted to the Bond Trustee, for the benefit of holders of the Owner Trust's Commercial Asset-Backed Bonds, Series 1995-NP3-1 (the "Bonds"), a security interest in all of the Owner Trust's right, title and interest in and to (the Asset and certain related instruments) (the REO Subsidiary.)

Notice is hereby given that neither the Bond Trustee nor the Owner Trustee (nor the REO Subsidiary) shall be liable for the misuse of this power.

Until 11:59 p.m. on the first day of the calendar month which begins more than three full years after the date of execution hereof, this instrument shall continue in full force and effect unless it is earlier revoked as provided below by either the Owner Trust or the Bond Trustee or modified by the Owner Trust and the Bond Trustee by a written instrument, provided, however, that such revocation or modification shall in no way effect any obligations or liabilities of the Owner Trust or the Bond Trustee lawfully incurred by such attorney-in-fact on behalf of the Owner Trust or the Bond Trustee pursuant hereto, prior to the date of the written revocation or modification and provided further that in the event this instrument is so modified it shall continue in full force and effect except as so modified.

This Limited Power of Attorney shall remain in effect until the earliest to occur of one of the following events: (i) a revocation executed by either the Bond trustee or Owner Trustee; (ii) the suspension or termination of the attorney-in-fact under the Servicing Agreement or Indenture; or (iii) the transfer of servicing under the Indenture or Servicing Agreement; provided, however that absent actual knowledge of any such events, this Limited Power of Attorney shall remain effective as against any person dealing with the attorney-in-fact unless a written instrument of revocation executed by the Bond Trustee or Owner Trustee is recorded in the Real Property Record of the jurisdiction in which the Real Property Records of the jurisdiction in which the real property described in Exhibit A is located. Notwithstanding anything herein to the contrary, parties dealing with or acting in good faith in reliance on this Power of Attorney shall not be required to inquire, verify or otherwise determine the status of said attorney-in-fact or the authorization for the actions taken hereunder, nor shall such parties have any duty or obligation, before relying on this Power of Attorney, to inquire, verify or otherwise determine that this Power of Attorney, to inquire, verify or otherwise determine that this Power of Attorney is unmodified and unrevoked.

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IN WITNESS WHEREOF, the Owner Trust, acting through Owner Trustee, and the Bond Trustee have each hereunto caused this Power of Attorney to be signed in the names of their respective appointed representative or authorized officer by authority granted under the Indenture this 19th day of December, 1995.

ISSUER

RTC COMMERCIAL ASSETS TRUST
1995-NP3-1

By: Wilmington Trust Company,
as Owner Trustee

By: 

Authorized Officer


Witness


Witness

BOND TRUSTEE

STATE STREET BANK AND TRUST
COMPANY, as Bond Trustee and not
Individually


Witness

KIM ROBAK

By: 

Authorized Officer
Rochelle M. Costrell

Title: Vice President

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STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

On the 19th day of December, 1995, before me personally came Emmett R. Harmon, to me known, who, being by me duly sworn, did depose and say that she/he reside at, Wilmington, Delaware; that she/he is the Vice President of Wilmington Trust Company, the Owner Trustee's RTC COMMERCIAL ASSETS TRUST 1995-NP3-1, the Vice President that executed the above instrument; and that she/he signed her/his name thereto a by order of the Board of Directors of said Wilmington Trust Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[NOTARIAL SEAL]

Kathleen A. Pedelini
Notary Public in and for
the State of Delaware **KATHLEEN A. PEDELINI**
NOTARY PUBLIC
My Commission expires October 31, 1998

STATE OF Massachusetts)
COUNTY OF SUFFOLK)

On the 16th day of January, 1995, before me, Dina L. Johnson, a notary public for the State of Massachusetts, personally came Rochelle M. Costrell and KIM BOBAK, to me known (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities on behalf of STATE STREET BANK & TRUST COMPANY, as Bond Trustee, and that by their signatures, on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[NOTARIAL SEAL]

Dina L. Johnson
Notary Public in and for
the STATE OF Massachusetts
My Commission Expires June 16, 2000

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DESIGNATION OF SERVICING OFFICERS

I, MARSHA M. SCHUYLER, the duly authorized Vice President and Secretary of Trotter Kent, Inc., (the "Servicer"), hereby certify as follows:

1. Each of the persons listed on Exhibit "A" attached hereto is hereby designated as a Servicing Officer (as defined in the Servicing Agreement dated as of October 26, 1995, among RTC Commercial Assets Trust 1995-NP3-1, as Issuer, 1995-NP3-1 Investment Limited Partnership, as Class A Certificateholder and the Servicer), and the signature set forth opposite his name is a specimen of his genuine signature.

IN WITNESS WHEREOF, I have hereunto signed my name as of the 26th day of October, 1995.

BY: Marsha M. Schuyler
Name: Marsha M. Schuyler
Title: Secretary

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EXHIBIT A

SERVICING OFFICERS

96325271

Name

Signature

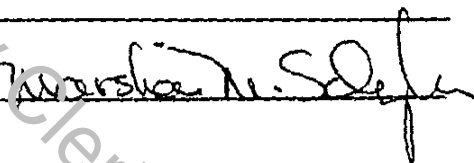
Louis J. Trotter, Jr.



David D. Kent



Marsha M. Schuyler



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