

# UNOFFICIAL COPY

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96394916

## TRUSTEE'S DEED IN TRUST

THIS INDENTURE, dated 5-13-96  
between AMERICAN NATIONAL BANK AND  
TRUST COMPANY OF CHICAGO, a National  
Banking Association, duly authorized to accept and  
execute trusts within the State of Illinois, not  
personally but as Trustee under the provisions of a  
deed or deeds in trust duly recorded and delivered to  
said Bank in pursuance of a certain Trust  
Agreement, dated 2-8-85  
known as Trust Number 62873 party of the first  
part, and

DEPT-01 RECORDING \$25.50  
T#0010 TRAN 4960 05/24/96 11:53:00  
47775 + CJ \*-96-394916  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

FIRST AMERICAN BANK AND TRUST CO. OF IL, C/O BRADLEY KAPLAN, ONE E WACKER DR. CHGO IL 60601  
as Trustee under the provisions of a certain Trust Agreement, dated 4-30-96,  
and known as Trust Number 10-634, party of the second part.

25 50

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable  
consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party of the second part, the following described real  
estate, situated in COOK County, Illinois, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1714-16 WEST BELMONT, CHGO IL 60657

Property Index Number 14-19-434-033 & -034

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein  
and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSED PAGE OF THIS INSTRUMENT ARE MADE  
A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes  
of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the grantee Trustee named herein, and of every other power and authority  
thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or  
registered in said county.

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 one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally.

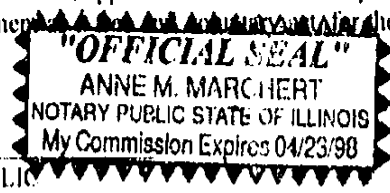
By   
J. MICHAEL WHELAN, VICE PRESIDENT

96394916


STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
J. MICHAEL WHELAN an officer of American National Bank and Trust Company of Chicago  
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in  
person and acknowledged that said officer of said association signed and delivered this instrument for the purposes and for the  
uses and purposes therein set forth.

GIVEN under my hand and seal, dated 05/13/96.



  
ANNE M MARCHERT, NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690  
MAIL TO: 

# UNOFFICIAL COPY

REV. 1996

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 estate or any part thereof to a 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 estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in

of 198 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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 real estate, 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 real estate or any part thereof and to deal with said real estate 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 different from the ways above specified, at any time or times hereafter.

In no case shall any part dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, 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 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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

trusts or their predecessor in trust. This conveyance is made upon the express understanding and condition that neither Grantee, 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 estate 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 estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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

# UNOFFICIAL COPY

100001  
MAY 24 1998  
REVENUE  
REAL ESTATE TRANSFER TAX  
Cook County

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 24 1998  
DEPT. OF REVENUE  
200.00  
RB 10760

LOTS 7 AND 8 IN BLOCK 9 IN GROSS NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1714-16 West Belmont, Chicago  
P.I.N. Nos.: 14-19-434-033  
14-19-434-034

100001  
MAY 24 1998  
REVENUE  
REAL ESTATE TRANSFER TAX  
Cook County

CHICAGO  
CITY OF CHICAGO  
750.00  
230011

Tax bill to: Dubin & Assoc.  
2836 N Southport  
Chicago IL 60646

98394916

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Property of Cook County Clerk's Office

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