

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Trust to Trust

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THIS INDENTURE, made this 27th day of February, 19 97, between **CONTINENTAL COMMUNITY BANK AND TRUST COMPANY**, a corporation of Illinois, as Trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 19th day of May, 19 77, and known as Trust Number 4337, party of the first part, and

DEPT-01 RECORDING #23.50  
130013 IRAN 9047 07/02/97 13:37:00  
1524 # 04 \*-97-477462  
COOK COUNTY RECORDER

**STATE BANK OF ILLINOIS** as Trustee under the provisions of a Trust Agreement dated the 27th day of February, 19 97, and known as Trust Number 1-1125, party of the Second part.

The above space for recorders use only

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/hundredths (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in DUPAGE Cook County, Illinois, to wit:

LOT 1 (EXCEPT THE EAST 75 FEET) IN J.R. WILLENS SUBDIVISION BEING A RESUBDIVISION OF LOTS 151 AND 152 IN BARTLETT'S GRAND FARMS UNIT E SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record.

P.I.N.: 12-29-405-017

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. 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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of 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 given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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.

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 presents by its Vice President and attested by its Assistant Secretary, the day and year first above written.

"EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT."

**CONTINENTAL COMMUNITY BANK AND TRUST COMPANY  
AS TRUSTEE AS AFORESAID,**

6-19-97 Elizabeth P. Merusko  
DATE BUYER, SELLER OR REPRESENTATIVE

BY: John P. Sterniska, VICE PRESIDENT

ATTEST: Patricia A. White, ASSISTANT SECRETARY

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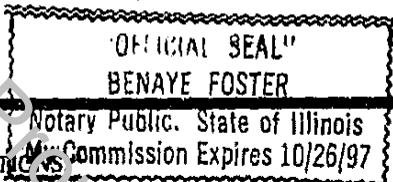
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, the undersigned,

A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT JOHN P. STERNISHA, Vice President and Trust Officer of the CONTINENTAL COMMUNITY BANK AND TRUST COMPANY, and GAIL NELSON Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as

such Vice President and 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that said Assistant Secretary, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Secretary'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 27th day of February, 1997.



*[Signature]*  
Notary Public

Notary Public, State of Illinois  
Commission Expires 10/26/97

DELIVERY INSTRUCTIONS  
NAME STATE BANK OF ILLINOIS  
STREET P.O. BOX 250  
CITY WEST CHICAGO, IL 60186-0250  
OR  
RECORDER'S BOX NUMBER \_\_\_\_\_

FOR INFORMATION ONLY INSERT  
STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE  
10459 W. Diversey  
Melrose Park IL 60164

THIS INSTRUMENT WAS PREPARED BY: Susan Seidel  
CONTINENTAL COMMUNITY BANK AND TRUST COMPANY  
411 MADISON STREET MAYWOOD, IL 60153

### TRUST POWERS

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, 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 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 leases to commence in present or futuro, 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 leases 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 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 different from the ways above specified, at 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 that the terms of this 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, trust 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, (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 some amendment thereof and binding upon all beneficiaries thereunder, (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, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest 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.

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