

# CORUS BANK

## TRUSTEE'S DEED IN TRUST

The above space is for the recorder's use only

THIS INDENTURE, Made this 10th day of September, 1997, between **CORUS BANK**,\* a corporation of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 14th day of August, 1990, and known as Trust Number 10-4286, party of the first part, and **CORUS BANK** as Trustee under the provisions of the Trust Agreement dated the 10th day of September, 1997, and known as Trust Number 4287, party of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 25 and the West 1 foot 5 inches of Lot 24 in Block 2 in the State Bank of Illinois Subdivision of the Northeast Quarter of the Northwest Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

\* f/k/a Aetna Bank

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date

*Ronald Hawkins*  
Buyer, Seller or Representative

Commonly Known as: 447 West North Avenue, Chicago, IL 60610  
PIN # 17-04-110-006-0000

together with the tenements and appurtenances thereunto belonging.

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 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any and rights and claims of parties in possession.

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 \_\_\_\_\_ Vice President & Trust Officer and attested by its \_\_\_\_\_ Trust Officer ~~XXXXXX~~ the day and year first above written.

**CORUS** BANK \*f/k/a Aetna Bank

As Trustee as aforesaid,

By *Roseanne Sullivan*  
Vice-President and Trust Officer

Attest

*Judith E. Lewis*  
Trust Officer

# UNOFFICIAL COPY

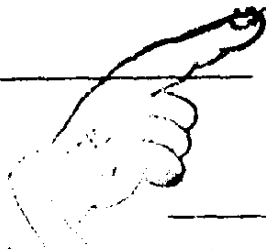
201 CB Illinois Financial Inc. 709 500 8000

97677227 Page 2 of 3

MAIL TAX BILLS TO: CORUS BANK, UTA 99-4287 TRUST DEPT. 2401 N. HALSTED STREET CHICAGO, IL 60614	MAIL DEPT. TO: Corus Bank, Trust Dept. 2401 N. Halsted Chicago, IL 60614
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OFFICIAL SEAL  
 SHARON M. HALLAGAN  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 11/30/2000

*Sharon M. Hallagan*  
 Notary Public



**Corus BANK**  
 Trust Department  
 2401 N. Halsted Street  
 Chicago, IL 60614

THIS INSTRUMENT PREPARED BY  
 Judith E. Lewis

GIVEN under my hand and Notarial Seal this 10th day of September 1997

me to be the same persons whose names are subscribed to the foregoing instrument as such ~~persons~~ **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, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said **TRUST OFFICER** did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

and **Judith E. Lewis** **TRUST OFFICER** of said Corporation, personally known to **Rosanne Dupass** Vice President & Trust Officer of the **CORUS BANK**, that

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, **COUNTY OF COOK** STATE OF ILLINOIS

ss. }  
 and in said trust agreement set forth. Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision or part thereof; and to subdivide 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 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 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 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 that the terms of the 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, 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 and empowered to execute and deliver every such 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, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed to not 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.

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

Corus Bank, t/u/t 10-4286

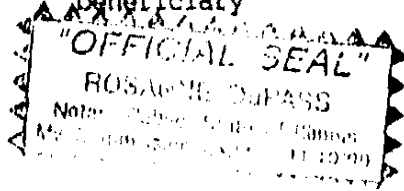
Dated Sept. 10, 1997

Signature By: Reginald Hawkins

Grantor/Agent/Representative beneficiary

Subscribed and sworn to before me by said person this 11th day of Sept., 1997.

Notary Public [Signature]



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.

Corus Bank, t/u/t 4287

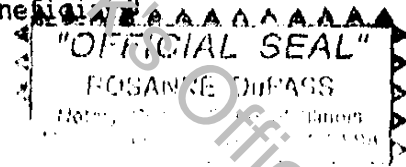
Dated Sept. 10, 1997

Signature By: [Signature]

Grantee/Agent/Representative beneficiary

Subscribed and sworn to before me by said person this 11th day of Sept., 1997.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)