

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

97712955

THIS INDENTURE, dated AUGUST 5, 1997 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 DECEMBER 29, 1989 known as Trust Number 28-10528\* party of the first part, and

DEPT-01 RECORDING \$27.00  
T0012 TRAN 6810 09/25/97 14:56:00  
44361 CG \*-97-712955  
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

COLE TAYLOR BANK, 850 W. JACKSON BLVD., CHICAGO, ILLINOIS 60607 as Trustee under the provisions of a certain Trust Agreement, dated 7/1/97, and known as Trust Number 97-7551 party of the second part.

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 1771 W. HOWARD ST., CHICAGO, ILLINOIS

Property Index Number 11-30-403-03 2-0000 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 REVERSE PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

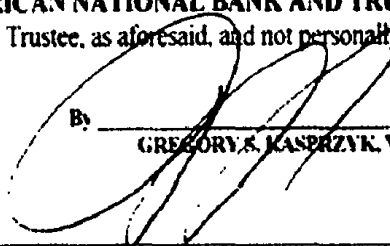
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

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.

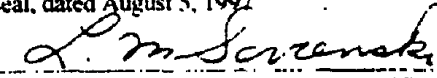
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

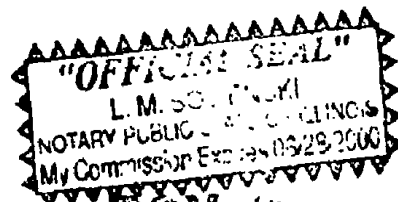
Prepared By:  
American National Bank  
and Trust Company of Chicago  
\*AS SUCCESSOR TRUSTEE TO\*  
FIRST CHICAGO TRUST COMPANY OF ILLINOIS

By:   
GREGORY S. KASPRZYK, VICE PRESIDENT

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) GREGORY S. KASPRZYK, 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 as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated August 5, 1997

  
L. M. SOVIENSKI, NOTARY PUBLIC



MAIL TO:

BOX 353-611

76-69-98701

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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 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 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 presenti or in 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 99 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 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 party 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 obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged 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 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 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.

REV: 1996

Maria Robinson, Baroness of ...  
Cathy ...  
25 S. ...  
ing: 22 60 002

\$ 24750.00  
CJ

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007669987 D1  
STREET ADDRESS:  
CITY: COUNTY: COOK  
TAX NUMBER: 11-30-403-039

### LEGAL DESCRIPTION:

THAT PART OF LOT 7 IN JOHN F. URE'S SUBDIVISION OF LOTS 1 TO 7 IN URE'S SUBDIVISION OF THAT PART OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND EAST OF GREEN BAY ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, THENCE WEST ON THE NORTH LINE OF SAID LOT 7 TO A POINT 208.80 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE OF LOT 7, 59.50 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 7 AFORESAID, A DISTANCE OF 49.31 FEET; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF BUILDING, WHICH FORMS AN ANGLE OF 103 DEGREES, 12 MINUTES, 50 SECONDS AS MEASURED FROM WEST TO SOUTH EAST, WITH LINE OF LAST DESCRIBED COURSE, A DISTANCE OF 211.96 FEET TO THE SOUTHEAST CORNER OF SAID ONE STORY BRICK BUILDING BEING 154.05 FEET WEST OF THE EAST LINE OF SAID LOT 7, THENCE SOUTHWESTERLY ALONG THE SOUTH FACE OF SAID ONE STORY BRICK BUILDING, WHICH FORMS AN ANGLE OF 90 DEGREES, 10 MINUTES, 30 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 105.15 FEET TO THE SOUTHWEST CORNER OF SAID ONE STORY BRICK BUILDING, THENCE SOUTHEASTERLY ALONG A LINE WHICH INTERSECTS THE SOUTH LINE OF LOT 7, 93.0 FEET EAST OF THE SOUTH WEST CORNER THEREOF, A DISTANCE OF 26.905 FEET, THENCE SOUTHWESTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF LOT 7 AFORESAID, 101.70 FEET TO A POINT IN SAID WEST LINE 365.43 FEET SOUTHEASTERLY (AS MEASURED ALONG SAID WEST LINE) OF THE NORTH WEST CORNER THEREOF, THENCE SOUTHEASTERLY ALONG SAID WEST LINE, 182.0 FEET TO THE SOUTH WEST CORNER THEREOF, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7, 234.55 FEET (MORE OR LESS) TO THE WEST LINE OF THE EAST 60 FEET OF SAID LOT 7, THENCE NORTH ALONG THE LAST DESCRIBED WEST LINE, TO THE SOUTH LINE OF THE NORTH 275.60 FEET OF SAID LOT 7, THENCE EAST ALONG LAST DESCRIBED SOUTH LINE, 60.0 FEET TO THE EAST LINE THEREOF, THENCE NORTH ALONG SAID EAST LINE 275.60 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 7, BEING THE SOUTH LINE OF HOWARD STREET, AT A POINT 221.82 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 7, THENCE SOUTH ALONG A LINE WHICH FORMS AN ANGLE OF 90 DEGREES, 04 MINUTES, 20 SECONDS WITH THE NORTH LINE OF SAID LOT 7, MEASURED FROM EAST TO SOUTH, SAID LINE RUNNING ALONG THE EAST FACE OF A ONE STORY BRICK BUILDING, A DISTANCE OF 59.25 FEET TO THE NORTH LINE OF A ONE STORY BRICK BUILDING, THENCE WEST ALONG THE NORTH FACE OF SAID ONE STORY BRICK BUILDING A DISTANCE OF 30 FEET; THENCE NORTH 59.25 FEET TO A POINT IN THE SOUTH LINE OF SAID HOWARD STREET, 30 FEET WEST OF THE PLACE OF BEGINNING, THENCE EAST 30.0 FEET TO THE PLACE OF BEGINNING', ALL IN COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
JAN 12 2011 10:30 AM

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