

UNOFFICIAL COPY

97009116

CORUS BANK

**TRUSTEE'S DEED
IN TRUST**

DEPT-01 RECORDING \$27.00
T#0012 TRAN 3623 01/06/97 14:50:00
#6486 # CG *-97-009116
COOK COUNTY RECORDER

The above space is for the recorder's use only

2700
[Signature]

THIS INDENTURE Made this 18th day of December, 1996, 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 1st day of August, 1977, and known as Trust Number 10-2257, party of the first part, and **FIRST BANK AND TRUST COMPANY OF ILLINOIS**, as Trustee under the provisions of the Trust Agreement dated the 2nd day of December, 1996, and known as Trust Number 10-2081, party of the second part, 35 N. Brookway, Palatine, IL 60074

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:

*fka Aetna Bank

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known as: 547 South Clark Street, Chicago, IL 60605
PIN # 17-16-244-020

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 _____ Secretary the day and year first above written.

CORUS BANK fka Aetna Bank

As Trustee as aforesaid,

By [Signature]
Trust Officer

Attest

[Signature]
Trust Officer

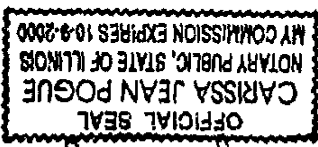
76-27-251-DI (J.N.)
changes

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Illiana Financial Inc. 708-591-9333

| | |
|--------------------|--|
| MAIL TAX BILLS TO: | MAIL DEED TO: |
| | David Kleiman 325 W. Huron # 306 Chicago, IL 60610 |



CORUS BANK * Fka Aetna Bank
Trust Department
2401 N. Halsted
Chicago, IL 60614

THIS INSTRUMENT PREPARED BY

Notary Public

Carissa Jean Poque

GIVEN under my hand and Notarial Seal this 27th day of December, 1996

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosanne M. Dugas and Larry Magill, Trust Officers of the **CORUS BANK**, whose names are subscribed to the foregoing instrument as such Trust Officers, 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, Secretary, 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, for the uses and purposes therein set forth.

STATE OF ILLINOIS
COUNTY OF COOK

SS.

and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, 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 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 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 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 casement 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 application of any purchase money, rent or money borrowed or advanced on said premises, or 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 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 hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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.

97160046

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EXHIBIT "A"

LEGAL DESCRIPTION

Lots 13, 14, 15 and 16 in Ogden's Subdivision of Block 124 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; existing leases and tenancies; general real estate taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1996.

Permanent Index No.: 17-14-244-020

Street Address: 547 South Clark Street
Chicago, Illinois 60605

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE DEC 1996
15750.00

97069116

UNOFFICIAL COPY

Property of Cook County Clerk's Office

91160026

110951
 Cook County
 REAL ESTATE TRANSFERR TAX
 REVENUE
 STAMP JAN-297
 PB. 11424
 325.00

110951
 Cook County
 REAL ESTATE TRANSFERR TAX
 REVENUE
 STAMP JAN-297
 PB. 11424
 325.00

082145
 SECY
 CO. NO. 916
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JAN-297
 999.00
 PB. 10276

082742
 SECY
 CO. NO. 916
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JAN-297
 998.00
 PB. 10276

082741
 SECY
 CO. NO. 916
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JAN-297
 102.00
 PB. 10276