

UNOFFICIAL COPY

TRUSTEE'S DEED

97103074

. DEPT-01 RECORDING \$29.50
 . T#0001 TRAN 8303 02/13/97 13:06:00
 . #1383 SK *-97-103074
 . COOK COUNTY RECORDER

The above space is for the recorder's use only

The Grantor, MIDWEST TRUST SERVICES, INC., as Successor Trustee to Midwest Bank and Trust Company, a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement dated the 18th day of December, 19 87, AND known as Trust Number 87-12-5381, in consideration of Ten and no/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to
The Wharton Group LLC.

29
 50
 B

of Cook County, Illinois, the following described real estate in Cook County Illinois;

Lot 42 in Block 11 in Elston Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-05-412-048

4209848 AF 1/1

Cook County Clerk's Office

97103074

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Trust Administrator of said corporation, this 14th day of January, 19 97.

UNOFFICIAL COPY

SEAL

MIDWEST TRUST SERVICES, INC.
as Trustee aforesaid, and not personally.

BY: Kimberly A. Muich
Assistant Vice President

ATTEST: Margaret M. Truschke
Trust Administrator

County of Cook
State of Illinois

SS

I, the undersigned, a Notary Public in and for said County, the State aforesaid
DO HEREBY CERTIFY, THAT

Kimberly A. Muich
Assistant Vice President of MIDWEST TRUST SERVICES, INC.,
a corporation, and
Margaret M. Truschke

Trust administrator of said corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Assistant Vice President and Trust Administrator of said corporation respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Trust Administrator of said corporation did also then and there acknowledge that he/she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th
day of January, 19 97.



Cindy L. Dyer
Notary Public

872 N. Elston, Chicago, IL 60622

833 W. Chicago, Chicago, IL 60622

For information only insert street address of above described property.

Grantee's Address

Mail recorded deed and tax bills to:

Michelle A. Jani
Law Office of Michelle A. Jani
218 N. Jefferson, St. 300
Chicago, IL 60661

This Instrument was Prepared by:
Margaret Truschke

MIDWEST TRUST SERVICES, INC.
1606 N. Harlem Avenue
Elmwood Park, Illinois 60635



97101075

97108074

UNOFFICIAL COPY

DECLARATION OF APPOINTMENT OF SUCCESSOR IN TRUST

Section 1. Parties; Date. This Declaration of Appointment of Successor in Trust (the "Appointment") is made as of June 1, 1994, by and between Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee (the "Former Trustee") under the Land Trusts, as defined in Section 2 of this Appointment, and Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee (the "Successor Trustee") under the Land Trusts.

Section 2. Definitions. The following capitalized terms have the respective meanings defined in this Section 2.

"Act" means the Corporate Fiduciary Act, 205 ILCS 620.

"Agreement" means the Agreement of Succession of Trust Business and Assignment of Accounts dated as of June 1, 1994, between First Midwest Corporation of Delaware, an Illinois Corporation, the holding company owning all of the issued and outstanding shares of Former Trustee, and the Successor Trustee, with respect to the trust business of the Former Trustee, including its trusteeship under the Land Trusts.

"Appointment" means this Declaration of Appointment of Successor in Trust.

"Former Trustee" means Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under the Land Trusts.

"Land Trusts" means those Illinois Land Trusts as such are defined in the Illinois Land Trust Recordation and Transfer Act, 765 ILCS 420/2, identified by Trust Number and/or Recording Document Number of the Deed(s) in Trust attached hereto as Exhibit A, and incorporated herein, pursuant to which the Former Trustee held title to the real estate described in Exhibit A.

"Successor Trustee" means Midwest Trust Services, Inc., an Illinois corporation, as Successor Trustee under the Land Trusts.

Section 3. Recitals. The following recitals of fact are a material part of this Appointment:

a. Pursuant to the Agreement, the Former Trustee has appointed the Successor Trustee as Trustee, in place of the Former Trustee, of the Land Trusts, as of the date of this Appointment.

97403074

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97103074

UNOFFICIAL COPY

b. Pursuant to Section 3-3 of the Act, title under the respective Land Trusts to the real estate held by the Former Trustee was vested by law in the Successor Trustee as of the date of this Appointment.

c. None of the Land Trusts contain provisions which would have prohibited the Successor Trustee from being so vested, pursuant to Section 3-3 of the Act, in the Former Trustee's title to the real estate with full power to act as Trustee under the Land Trusts.

d. This Appointment is executed, acknowledged and recorded to give notice to all persons that all power to act as Trustee and all right, title and interest of the Former Trustee to the real estate in the Land Trusts is now vested in the Successor Trustee.

Section 4. Appointment of Successor Trustee. The Former Trustee:

a. Hereby confirms the appointment of the Successor Trustee as Trustee under each of the Land Trusts and the vesting of all right, title and interest of the Former Trustee to the Land Trusts' real estate in the Successor Trustee by law pursuant to Act, and

b. Hereby declares the Successor Trustee appointed as Trustee under each of the Land Trusts, with all the powers to deal with title to the real estate set forth in the respective Deeds in Trust to the Former Trustee, as Trustee under the Land Trusts. All instruments executed by the Former Trustee prior to June 1, 1994 in respect to any real estate described on Exhibit A to this Appointment are hereby confirmed and ratified.

Section 5. Acceptance of Appointment by Successor Trustee. The Successor Trustee hereby confirms its acceptance as of the date of this Appointment, of all duties and powers as Trustee under the Trusts created by each of the Land Trusts.

97103079

97103074

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97101079

9710307A

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Former Trustee and the Successor Trustee have executed this Appointment as of the date stated in Section 1.

FORMER TRUSTEE:

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

By: Brad A Luecke
Its President

Attest:

By: Joseph Carrillo
Its Assistant Secretary

SUCCESSOR TRUSTEE:

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: [Signature]
Its President

Attest:

By: [Signature]
Its Secretary

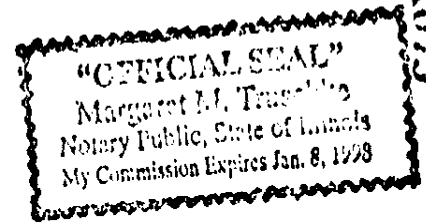
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Brad Luecke, personally known to me to be the President of Midwest Bank and Trust Company, a Corporation, and Joseph Carrillo, personally known to me to be the Assist. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assist. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of January, 1997

[Signature]
Notary Public



9710307A

9710307B

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97103074

97103074