

UNOFFICIAL COPY

97245064

Address of Property:
7031 W. Touhy, Unit 309C
Niles, IL 60714

DEPT-01 RECORDING \$27.00
T40012 TRAN 4598 04/08/97 15:18:00
#3716 FBR *-97-245064
COOK COUNTY RECORDER

76 SW 304 J
97015791 RO

TRUSTEE'S DEED (In Trust)

This Indenture, made this 3rd day of April, 1997,
between *Parkway Bank and Trust Company*, an Illinois Banking Corporation, as
Trustee under the provisions of a deed or deeds in trust, duly recorded and
delivered to said corporation in pursuance of a trust agreement dated 5-30-96 and
known as Trust Number 11377, as party of the first part, and
JOAN B. FANNING, Trustee under Trust Agreement dated 7-27-96 and known as
THE JOAN B. FANNING TRUST 7515 N. Osceola, Chicago, IL 60631 as 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 grant sell and convey unto the said party of the second part all interest in
the following described real estate situated in Cook County, Illinois, to wit:

(See Exhibit A for Legal Description and PIN, and Rider for Trust Powers)

together with the tenements and appurtenances thereunto belonging.

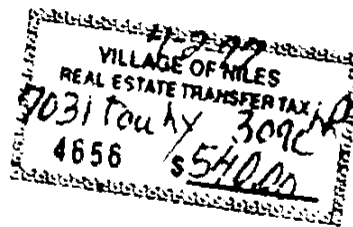
This deed is executed pursuant to the power granted by the terms of the deed(s) in
trust and the trust agreement which specifically allows conveyance from Trust to
Trust and is subject to all notices, liens, and encumbrances of record and additional
conditions, if any on the reverse side hereof.

DATED: 3rd day of April, 1997.

Parkway Bank and Trust Company,
as Trust Number 11377

By *Diane Y. Pestynski*
Diane Y. Pestynski
Vice President & Trust Officer

Attest: *Jo Ann Kubinski* (SEAL)
Jo Ann Kubinski
Assistant Trust Officer



97245064

BOX 333-C11

UNOFFICIAL COPY

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR - 1997
180.00

Cook County
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
APR - 1997
90.00

OFFICIAL SEAL
LUBA KOHN
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 05/22/2000

This instrument prepared by: Diane Y. Pezyski, 4800 N. Harlem Avenue, Harwood Heights, Ill.

Luba Kohn
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Diane Y. Pezyski, Vice President & Trust Officer and Jo Ann Kubyski, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and notary seal, this 3rd day of April 1997.

STATE OF ILLINOIS)
) SS.
) COUNTY OF COOK)

MAIL TO:
JOAN B. FANNING
7031 W. Touhy, Unit 309C
Niles, IL 60714
Address of Property
7031 W. Touhy, Unit 309C
Niles, IL 60714

Mail to:
Jean Henker
Attorney at Law
5801 N Northwest Hwy
Chicago IL 60631

97245064

UNOFFICIAL COPY

RIDER

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:

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 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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.

97245064

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

UNIT 309C IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1 :
SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 541.43 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 102.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 233.83 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185485 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2 :
THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE 28 INDOOR STORAGE SPACE 28 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97185485.

PARCEL 3 :

BASINMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF BASINMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484.

LEGAL DESCRIPTION: 7031 WEST TOUHY, UNIT 309C, NILES IL 60714

59054216

Property of Cook County

UNOFFICIAL COPY

Property of Cook County Clerk's Office