

UNOFFICIAL COPY

97279000

279000

Address of Property:

400 E. Randolph, 1030 N. State, #18M, 5528 W. Berteau
Chicago, Ill

DEPT-01 RECORDING \$29.50
T97777 TRAN 0879 04/22/97 15:03:00
\$5956 + DR *-97-279000
COOK COUNTY RECORDER
DEPT-10 PENALTY \$26.00

TRUSTEE'S DEED

(In Trust)

This Indenture, made this 1st day of July, 1996,
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 May 24,
1991 and known as Trust Number 10034, as party of the first part, and
LARRY E. LUND AS TRUSTEE OF THE LIVING TRUST OF KENNETH LUND
DATED JUNE 12, 1995 under Trust Agreement dated and known as Trust Number
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: 1st day of July, 1996.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Parkway Bank and Trust Company,
as Trust Number 10034

9 5 96
DATE

BUYER, SELLER OR REP

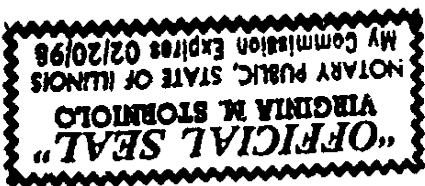
By Jo Ann Kubinski
Jo Ann Kubinski
Assistant Trust Officer

Attest: Marceleane J. Kawczynski (SEAL)
Marceleane J. Kawczynski
Assistant Cashier

97279000

29.50
26.00
355.00
4.00

97279000



Address of Property
400 E. Randolph, 1030 N. State, #18M, 5528 W. Berteau
Chicago, Ill.

400 E. Randolph, 1030 N. State, #18M, 5528 W. Berteau
Chicago, Ill.
12, 1995

MAIL TO:
LARRY E. LUND AS TRUSTEE OF THE LIVING TRUST OF KENNETH LUND DATED JUNE
This instrument prepared by: Jo Ann Kubinski, 4800 N. Harlem Avenue, Harwood Heights, Ill.

Virginia M. Stormilo
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT Jo Ann Kubinski, Assistant Trust Officer and Marcelene J.
Kawczinski, Assistant Cashier 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 1st day of July
1996.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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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 presenti 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 obliged 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.

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EXHIBIT "A"



UNIT NUMBER "827" AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT NUMBER 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 17460, RECORDED MAY 7, 1962 AS DOCUMENT NUMBER 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964, AS DOCUMENT NUMBER 19341545, WHICH SURVEY IS ATTACHED EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1962 AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22453315, TOGETHER WITH ITS UNDIVIDED COMMON ELEMENTS PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

400 E. RANDOLPH, #827, Chicago, IL.

P.I.N. #17-16-400-112-1043

PARCEL 1:

UNIT 18M TOGETHER WITH ITS UNDIVIDED 0.863 PERCENT INTEREST IN THE COMMON ELEMENTS IN NEWBERRY PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 25773994, BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, AND THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

37779000

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT ("OPERATING AGREEMENT") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25773375 FOR THE PURPOSE OF INGRESS AND EGRESS.

1030 N. State St., Unit 18M, Chicago, IL

P.I.N. #17-16-424-051-1290

LOT 391 IN GARDNER'S PORTAGE PARK ADDITION TO CHICAGO, IN LOTS 7 AND 8 OF SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #13-16-312-030

COMMONLY KNOWN AS: 5528 West Berteau
Chicago, Illinois 60641

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(1)

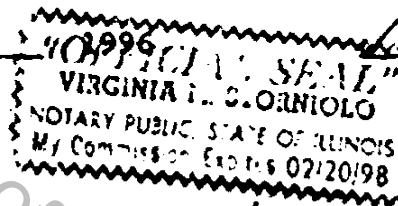
EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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.

PARK TRUST CO.

Dated 9/24 1996 by [Signature]
GRANTOR OR AGENT

STATE OF ILLINOIS)
COUNTY OF COOK)



Subscribed and sworn to before me this 24 day of Sept, 1996.

My commission expires:

[Signature]
Notary Public

97279610

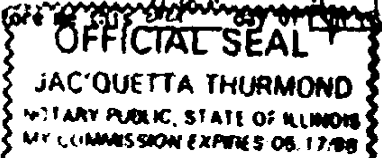
The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; 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.

Dated 1/22/97, 1996 by [Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)
COUNTY OF COOK)

Subscribed and sworn to before me this 22 day of Jan, 1996.

My commission expires:



[Signature]
Notary Public

NOTE: Any person who knowingly makes a false statement concerning the identity of a GRANTEE shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

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