

UNOFFICIAL COPY

TRUSTEE'S DEED

97380530

- DEPT-01 RECORDING \$29.50
- T40010 TRAN 7930 05/29/97 15:23:00
- #0141 #CJ # -97-380530
- COOK COUNTY RECORDER

75A

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 24th day of May, 1983, AND known as Trust Number 83-05-4116, in consideration of Ten and no/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to Rose Steib

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

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF:



Village of River Forest
Real Estate Transfer Tax
\$30



Village of River Forest
Real Estate Transfer Tax
\$10



Village of River Forest
Real Estate Transfer Tax
\$5



Village of River Forest
Real Estate Transfer Tax
\$1

2550

COOK
CO. CL. 016
075021



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 29 97 DEPT. OF REVENUE \$94.00

16197
050197

Cook County
REAL ESTATE TRANSACTION TAX
MAY 29 97 \$47.00

ATGF, INC

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 1st day of May, 1997.

97380530

UNOFFICIAL COPY



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

BY: Emily S. Mentone
~~XXXXXXXXXXXXXXXXXXXX~~ Land Trust Administrator

ATTEST: Margaret M. Truschke
Trust Administrator

County of Cook

State of Illinois

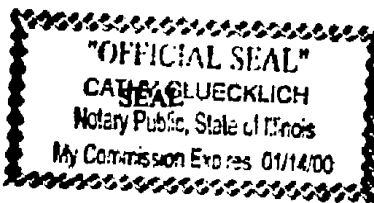
} SS

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

Emily S. Mentone, Land Trust Administrator
~~XXXXXXXXXXXXXXXXXXXX~~ 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 1st
day of May, 19 97.



Cathy Bluecklich
Notary Public

97380530

1540-50 N. Ashland, Unit 1550-2, River Forest, IL.
60305

7012 West Pershing, Berwyn, Illinois
60402

For information only insert street address of above described property.

Grantee's Address

This Instrument was Prepared by:
Emily S. Mentone

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

MAIL TO
mail to
Jeffrey H. Gottlieb
1650 N. Arlington Hts Rd
Arlington Hts. IL 60004

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1550-2 IN THE VINCENT COURTS CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 8 AND LOT 9 IN EDWIN E. WOOD'S SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 42 ACRES THEREOF (EXCEPT THE WEST 220.62 FEET OF THAT PART LYING NORTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF THE SOUTH 66 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1) COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MIDWEST TRUST SERVICES AS SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1983 AND KNOWN AS TRUST NUMBER 83-05-4126 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 12, 1996 AS DOCUMENT NO. 96530906, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #P-10 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96530906.

P.I.N. 15-01-105-006
15-01-105-007

COMMONLY KNOWN AS UNIT NO. 1550-2, 1540-50 N. ASHLAND, RIVER FOREST, IL 60305

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

97380530

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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, as 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 Trust 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 recital 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.
- 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:

97350530

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

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 Parrillo
Its Assistant Secretary

SUCCESSOR TRUSTEE:

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: David Augustyn
Its President

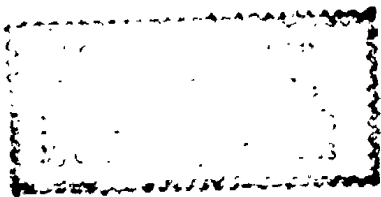
Attest:

By: Kimberly A. Muich
Its Secretary

STATE OF ILLINOIS)
JSS
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 Parrillo, personally known to me to be the Assistant Secretary of said Corporation, and David Augustyn, personally known to me to be the President of Midwest Trust Services, Inc., a Corporation, and Kimberly A. Muich, personally known to me to be the Secretary of said Corporation, and all personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons and severally acknowledged that as President and Assistant Secretary of Midwest Bank and Trust Company and as President and Secretary of Midwest Trust Services, Inc., they signed and delivered the said instrument and caused each corporate seal of said corporations to be affixed thereto, pursuant to authority, give by the Board of Directors of both said corporations as their free and voluntary act, and as the free and voluntary act and deed of said corporations, for the uses and purposes therein set forth.

Given under my hand and official seal this 17 day of MAY, 1997.



Margaret J. [Signature]
Notary Public

97380530

UNOFFICIAL COPY

Property of Cook County Clerk's Office