

**TRUSTEE'S DEED**  
IN TRUST

This indenture made this 26th day of February, 1998, between **GRAND PREMIER TRUST AND INVESTMENT, INC., N.A.**, successor trustee to **FIRST NATIONAL BANK OF NILES**, a National Banking Association, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 18th day of January, 1980, and known as Trust #46, party of the first part, and **The Gertrud Anderson Revocable Trust No. 11631.01**, dated February 26, 1998, **Gertrud Anderson**, Trustee, party of the second part.

COOK COUNTY  
RECORDER  
**JESSE WHITE**  
ROLLING MEADOWS

Recorder's Stamp

Address of Grantee(s): 7039 Seward Avenue, Niles, IL 60714

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) 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:

LOT 60 IN STOLTZNER'S EVERGREEN ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 24 ACRES OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, LYING WEST OF THE CENTER OF WAUKEGAN ROAD, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to taxes for 1997 and subsequent years and covenants of record.

PROPERTY ADDRESS: 7039 Seward Avenue, Niles, IL 60714  
PIN #: 10-19-315-039-0000

VILLAGE OF NILES   
REAL ESTATE TRANSFER TAX  
7039 Seward  
5984 \$ Exempt

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Senior Vice President and attested by its Land Trust Officer, the day and year first above written.

Grand Premier Trust and Investment, Inc., N.A.  
As Trustee as Aforesaid

By \_\_\_\_\_  
Senior Vice President

Attest

By: *Patricia Hussinger*  
Land Trust Officer

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State of Illinois )  
 ) ss.  
County of Stephenson )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Cindy J. Kasper, Senior Vice President and Patricia Huisinga, Land Trust Officer, of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Land Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth; and the said Land Trust Officer did also then and there acknowledge that she, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of February, 1998.



"OFFICIAL SEAL"  
Jessica L. Monigold  
Notary Public, State of Illinois  
My Commission Expires 5/28/01

Jessica L. Monigold  
Notary Public

Prepared by: Grand Premier Trust and Investment, Inc., N.A., Freeport, Illinois 61032

Mail Recorded Deed to: Lee Poteracki, P.O. Box 894, Rosemont, IL 60018

Mail Property Taxes to: Gertrud Anderson, 7039 Seward, Niles, IL 60714

Exempt under provisions of Paragraph  
 E  Section 4, Real Estate Transfer  
Tax Act.

3-6-98

Date

Lee Poteracki  
Buyer, Seller or Representative

STEPHENSON COUNTY Clerk's Office

# UNOFFICIAL COPY 99567346

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 praesenti 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 195 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 obliged 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 obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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 trust, 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 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 in the earnings, avails and proceeds thereof, as aforesaid, the intention hereof being to vest in said trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to 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

Prepared by: Grand Premier Trust and Investment, Inc., N.A., Freeport, IL 61032

Mail recorded deed to: Lee T. Poteracki, Attorney at Law  
Nudo, Poteracki & Salabas, P.C.  
9575 W Higgins Road, #801  
Rosemont, IL 60018

Mail subsequent tax bills to: Gertrud Anderson, 7039 Seward Avenue, Niles, IL 60714

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF STEPHENSON )

STATEMENT BY GRANTOR AND GRANTEE

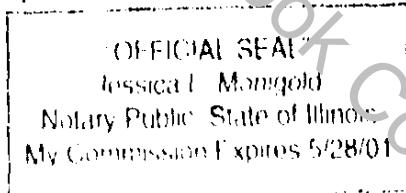
The Grantor, or his agent, affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the state of Illinois.

Dated: 2/26/98

Grantor or Agent

Patricia Keweenaw

Subscribed and Sworn to before me by said GRANTOR this 26<sup>th</sup> day of FEBRUARY, 19 98



Jessica L. Monigold  
Notary Public

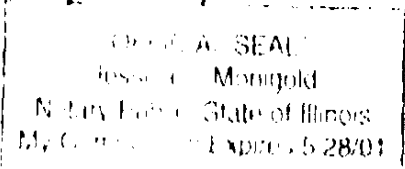
The Grantee, or his agent, affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the state of Illinois.

Dated: 2/26/98

Grantee or Agent

Patricia Keweenaw

Subscribed and Sworn to before me by said Grantee this 26<sup>th</sup> day of FEBRUARY, 19 98



Jessica L. Monigold  
Notary Public

**NOTE:** Any person who knowingly submits 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.