

Trustee's Deed

EVERGREEN BANK

3101 West 95th Street
Evergreen Park, Illinois 60805
(708) 422-6700

L-98-3837

This Indenture, Made this 1st day of September A.D. 19 98, by and between

FIRST NATIONAL BANK OF EVERGREEN PARK

a national banking association existing under and by virtue of the laws of the United States of America, as Trustee under a deed or deeds in trust given pursuant to the provisions of a trust agreement dated the 25th day of June A.D. 19 90, and known as Trust No. 11307, party of the first part, and Heritage Trust Company as Trustee under Trust Agreement dated 8/14/98 and known as Trust No. 98-6444.

of 17500 S. Oak Park Ave., Tinley Park, IL 60477 County of Cook and State of Illinois party of the second part, WITNESSETH:

That said party of the first part by virtue of the power and authority vested in it by said deed and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto said part y of the second part, the following described real estate situated in Cook County and State of Illinois, to-wit:

"SEE ATTACHED FOR LEGAL DESCRIPTION"

Village of Oak Lawn Real Estate Transfer Tax \$200

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$200

\$10 Village of Oak Lawn Real Estate Transfer Tax

Property Address: 4712 W. 106th Place, #2A, Oak Lawn, IL 60453
Permanent Tax Identification No(s): 24-15-115-021-1005

TO HAVE AND TO HOLD the same unto said party of the second part, as aforesaid its heirs and assigns, forever.

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, and made subject to the lien of every trust deed or mortgage and every other lien against said premises (if any there be) of record in said county affecting the said real estate or any part thereof 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 these presents to be signed in its name by its Vice-President and Trust Officer attested by its Assistant Trust Officer and its corporate seal to be hereunto affixed the day and year first above written.

FIRST NATIONAL BANK OF EVERGREEN PARK
as Trustee as aforesaid,

ATTEST:

By Robert J. Mayo
VICE PRESIDENT & TRUST OFFICER

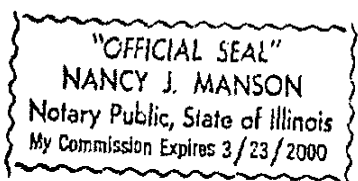
Nancy Rodighiero
ASSISTANT TRUST OFFICER

State of Illinois
County of Cook

I, undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. Mayo Vice-President and Trust Officer of **FIRST NATIONAL BANK OF EVERGREEN PARK**, and Nancy Rodighiero Assistant Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Trust Officer, and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the purposes therein set forth; and the said Assistant Trust Officer did also then and there acknowledge that he was custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN Under my hand and Notarial Seal this 1st day of September A.D. 19 98

Nancy J. Manson
NOTARY PUBLIC



My commission expires: 3/23/00

Impress seal here

Mail recorded instrument to:
JAMES JOHNSON
17717 S. OAK PARK AVE
TINLEY PARK, IL 60477

Mail future tax bills to:
HERITAGE TRUST COMPANY TRUSTEE
17500 OAK PARK AVE
TINLEY PARK, IL 60477

This Instrument was prepared by: Joan M. Cleary, 3101 West 95th Street, Evergreen Park, Illinois 60805

"LEGAL DESCRIPTION ATTACHED TO TRUST NO.11307"

Unit No.2-A as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 4 in McNamara's 106th Street and Kilpatrick Avenue Resubdivision of part of the Northwest 1/4 of Section 15, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. A survey of said parcel is attached as exhibit "A" to Declaration of Condominium made by HERITATE/STANDARD BANK AND TRUST COMPANY of Evergreen Park, as Trustee, under Trust Agreement dated February 9, 1976 and known as Trust Number 4380 recorded in the office of Recorder of Cook County, Illinois as Document No.23 553 359 together with an undivided 8.62% interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey).

Grantor also hereby grants to grantee, their successors and assigns, a perpetual exclusive easement for parking purposes in and to parking area 2-A as defined and set forth in said Declaration and survey, and amendments thereto.

Grantor also hereby grants to grantee, their successors and assigns all rights and easements appertenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration 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 herein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This conveyance is made pursuant to direction and with authority to convey directly to the party of the second part named herein, "Trustee". The powers and authority conferred upon said Trustee are recited on Exhibit "A" attached hereto and by reference.

COOK COUNTY
RECORDER OF DEEDS
STAMP AUG 29 98
40.00
REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS
DEPT OF REVENUE
SEP 9 98
92.00
REAL ESTATE TRANSFER TAX

UNOFFICIAL COPY

Property of Cook County Clerk's Office

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for 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 of 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 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 198 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 on 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 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 the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see 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 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.

If the title to any of the above lands is not 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 cases made and provided.

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