

COLE TAYLOR BANK

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1998-10-06 11:57:01
Cook County Recorder 27.50

TRUSTEE'S DEED

COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE

This Indenture, made this 30th day of September, 19 98, between Cole Taylor Bank, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 20th day of September, 19 78, and known as Trust No. 91-704, party

of the first part, and An undivided one-half (1/2) interest to Arthur G. Nelson,* parties of the second part.

Address of Grantee(s): 1729 Walnut Avenue, Wilmette, IL 60091

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 Convey and Quit Claim unto said parties of the second part,

the following described real estate, situated in Cook County, Illinois, to wit:

Lots 15 and 16 in Block 5 in E.T. Paul's Addition to Wilmette, a Sub-division of the West 1053.3 feet of the fractional South one-half of the fractional Southeast Quarter of Section 28, Township 42 North, Range 13, East of the Third Principal Meridian (except the South 6.34 chains), in Cook County, Illinois.

Village of Wilmette
Real Estate Transfer Tax

EXEMPT

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

OCT - 1 1998

Exempt - 4958

Issue Date

10/2/98

Date

Buyer, Seller or Representative

UDT

*as Trustee of The Arthur G. Nelson Trust-Agreement dated September 30, 1998 and an undivided one-half (1/2) interest to Donna T. Nelson, as Trustee of The Donna T. Nelson Trust Agreement dated September 30, 1998

UDT

SEE TRUST POWERS
RIDER ATTACHED

P.I.N. 05-28-418-002-0000

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

See Reverse

UNOFFICIAL COPY

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

COLE TAYLOR BANK

As Trustee, as aforesaid,

By: Nancy A. Keppel Vice President

Attest: Andee L. Fischer Trust Officer

STATE OF ILLINOIS

SS.---

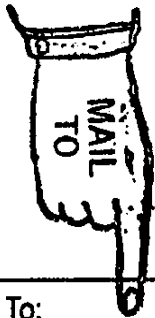
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, Do Hereby Certify, That Nancy A. Keppel Vice President, and Linda L. Horcher Trust Officer, of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such _____ Vice President and 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, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's 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 30 day of Sept., 19 98



Ann Feroles
Notary Public



Mail To:

CHARLES R. GOERTH
825 Green Bay Rd. #120
Wilmette IL 60091

Address of Property:

1729 Walnut
Wilmette, IL 60091
This instrument was prepared by:
Linda L. Horcher
COLE TAYLOR BANK
350 E. Dundee Road
Wheeling, IL 60090

TRUST POWERS

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 in 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 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 of 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 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 as interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date September 30, 19 98 Signature: [Signature] **Cole Taylor Bank, as Trustee under Trust 91-704 and not personally**
T.O. Grantor or Agent

Subscribed and sworn to before me by the said Linda L. Horcher this 30th day of September, 19 98

Notary Public Mary Marek

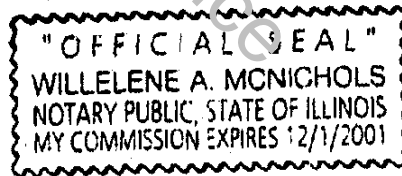


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a Land Trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date September 30, 19 98 Signature: [Signature]
Grantee or Agent

Subscribe and sworn to before me by the said CLAUDE R. GOENDEL this 30 day of September, 19 98

Notary Public Willelene A. McNichols



NOTE: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)