

# UNOFFICIAL COPY

98010604

## TRUSTEE'S DEED

. DEPT-01 RECORDING \$27.50  
. T#0009 TRAN 0933 01/06/98 15:16:00  
. #6672 + CG \*-98-010604  
. COOK COUNTY RECORDER

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 23RD day of October, 19 84, AND known as Trust Number 84-10-4547, in consideration of Ten and no/100 Dollars (\$10.00), and other valuable considerations paid, convey and quit claims to **Mer-Car Corp., an Illinois Corporation.**

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

Lots 26 to 30, in Thomas Kelly's Addition to Chicago, in the West 1/2 of the South East 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, except that part of said Lots lying West of a line drawn from a point in the South line of said Lot 26 being 6 feet East of the South West corner of said Lot 26 to a point in the North line of said Lot 30 being 16 feet East of the North West corner of said Lot 30; together with Lots 31 and 32 in said Block 1, except that part thereof described as follows; commencing at a point of beginning located at the Northwest corner of Lot 32; thence easterly along Northerly line of said Lot 32, a distance of 92.00 feet to a point; thence Southwesterly along a line forming an interior angle of 7 degrees 35 minutes 27 seconds with the last described course, a distance of 45.42 feet to a point, thence southwesterly along a line forming an interior angel of 223 degrees 25 minutes 03 seconds with the last described course a distance of 46.32 feet to a point; thence Southwesterly along a line forming an interior angle of 214 degrees 11 minutes 30 seconds with the last described course, a distance of 25.09 feet to a point on the Southerly line of Lot 31; thence Westerly along the Southerly line of said Lot 31, a distance of 16 feet to a point; said point being the South West corner of said Lot 31; thence Northerly along the Westerly line of said Lots 31 and 32 to the place of beginning, in Cook County, Illinois, commonly known as 3501 South California, Chicago, Illinois.

PIN: 16-36-400-045-0000

110420

SUBJECT TO: Covenants and Conditions of record, 1997 and subsequent real estate taxes.

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 10th day of November, 19 97.

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SEAL

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

BY:

Kimberly A. Muich  
Assistant Vice President

ATTEST:

Margaret M. Truschke  
Trust Administrator

County of Cook  
State of Illinois

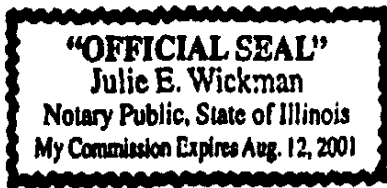
I, the undersigned, a Notary Public in and for said County, the State aforesaid  
DO HEREBY CERTIFY, THAT  
Kimberly A. Muich

~~Assistant~~ Vice President 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 10th  
day of November, 19 97.

Julie E. Wickman  
Notary Public



SEAL

3501 S. California, Chicago, IL

3501 S. California, Chicago, IL

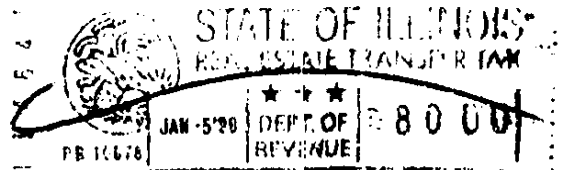
For information only insert street address of above described property.

Grantee's Address

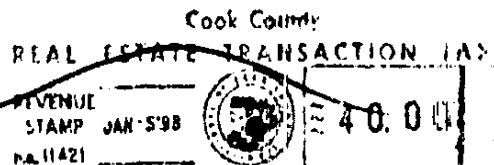
This Instrument was Prepared by:  
Margaret Truschke

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

MAIL RECORDED DEED AND TAX BILLS TO:



CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX



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## 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, an 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:

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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:

SUCCESSOR TRUSTEE:

MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

MIDWEST TRUST SERVICES, INC., AN ILLINOIS CORPORATION

By: Brad A. Luecke  
Its President

By: David Augustyn  
Its President

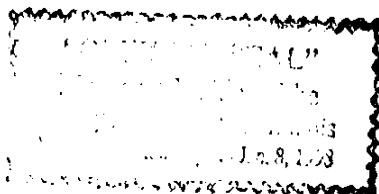
Attest: Joseph Parrillo  
Its Assistant Secretary

Attest: Kimberly A. Muich  
Its Secretary

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 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 10<sup>th</sup> day of Nov., 1997



Margaret J. Tumble  
Notary Public

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Property of Cook County Clerk's Office

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MAIL TO:

LEONARD E. BLUM  
20 N. CLARK  
CHICAGO, IL 60602

