

# UNOFFICIAL COPY

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5242/0142 21 001 1998-01-14 16:29:40  
Cook County Recorder 27.50

Address of Property:  
3950 -56 W. Madison St.  
Chicago, IL

## TRUSTEE'S DEED (In Trust)

This Indenture, made this 9th day of September, 1997,  
between **Parkway Bank and Trust Company**, an Illinois Banking Corporation, as  
Trustee under the provisions of a deed or deeds in trust, duly recorded and  
delivered to said corporation in pursuance of a trust agreement dated May 12,  
1992 and known as Trust Number 1823, formerly known as Jefferson State Bank  
Trust # 1823 as party of the first part, and  
**AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO** under  
Trust Agreement dated August 29, 1957 and known as Trust Number 123303.04 33  
N. LaSalle St., Chicago, IL as party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten  
Dollars (\$10.00) and other good and valuable consideration in hand paid, does  
hereby grant sell and convey unto the said party of the second part all interest in  
the following described real estate situated in Cook County, Illinois, to wit:

(See Exhibit A for Legal Description and PIN, and Rider for Trust Powers)

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in  
trust and the trust agreement which specifically allows conveyance from Trust to  
Trust and is subject to all notices, liens, and encumbrances of record and additional  
conditions, if any on the reverse side hereof.

DATED: 9th day of September, 1997.

Parkway Bank and Trust Company,  
as Trust Number 1823

By

  
Diane Y. Peszynski  
Vice President & Trust Officer

Attest:

 (SEAL)  
Jo Ann Kubinski  
Assistant Trust Officer

Exempt under the provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act and under the provisions of Paragraph 3, Section 200.1-2B6, Chicago Transaction Tax Ordinance.

By: [Signature] Date: 9/9/97



AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
 as Trustee w/n 123303-04  
 33 N. La Salle St.  
 Chicago, IL  
 Address of Property  
 3950 -56 W. Madison St.  
 Chicago, IL

MAIL TO:  
 This instrument prepared by: Jo Ann Kubinski, 4603 N. Harlem Avenue, Harwood Heights, Ill.

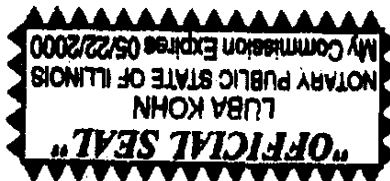
P.L.N. 16-11-311-003  
 Principal Meridian, in Cook County, Illinois.  
 (Quarter lying South of Lake Street of Section 11, Township 39 North, Range 13, East of the Third  
 Lots 63, 64 and 65 in R. Houston's Subdivision of that part of the West 10 acres of the Southwest

## EXHIBIT "A"

Notary Public

[Signature]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
 HEREBY CERTIFY THAT Diane Y. Peszynski, Vice President & Trust Officer and Jo Ann  
 Kubinski, Assistant Trust Officer personally known to me to be the same persons whose names  
 are subscribed to the foregoing instrument in the capacities shown, appeared before me this day  
 in person, and acknowledged signing, sealing and delivering the said instrument as their free and  
 voluntary act, for the uses and purposes therein set forth.  
 Given under my hand and notary seal, this 9th day of September  
 1997.



STATE OF ILLINOIS )  
 ) SS.  
 ) COUNTY OF COOK

**RIDER**

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 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 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 obligated 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 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 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.

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## STATEMENT BY GRANTOR AND GRANTEE

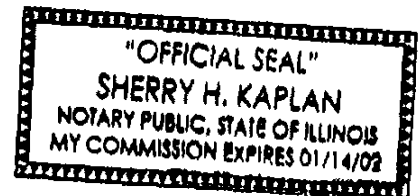
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 1/13/98

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 13<sup>th</sup> DAY OF January  
19 98

NOTARY PUBLIC Sherry H. Kaplan



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 1/13/98

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 13<sup>th</sup> DAY OF January  
19 98

NOTARY PUBLIC Sherry H. Kaplan



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 of a Class A misdemeanor for subsequent offenses.

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

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