

## TRUSTEE'S DEED

THIS INDENTURE, made this 16 day of March, 1998, between MARY J. MURPHY, as Trustee under the provisions of a Trust Agreement dated the 21st day of March, 1987, known as the MARY J. MURPHY DECLARATION OF TRUST, Party of the First Part, and COLUMBIA NATIONAL BANK OF CHICAGO, as Trustee under Trust Agreement dated September 20, 1993 under Trust No. 4476, Party of the Second Part

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN (\$10.00) and no/100ths CENTS and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part COLUMBIA NATIONAL BANK OF CHICAGO as Trustee under Trust Agreement dated September 20, 1993 under Trust No. 4476, the following described real estate, situated in Cook County, Illinois, to wit:

Unit No. 1-D as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots 7 and 8 and the North half of that part of the vacated alley lying along and adjoining the Southerly line of said Lot 7 as vacated by Ordinance of the City of Park Ridge recorded as Document No. 16222699 (Taken as a tract) in Jane's Addition to Park Ridge in the North West quarter of Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of survey is attached as Exhibit "A" to Declaration of Condominium made by National Bank of Austin, a national banking association as Trustee under Trust Agreement dated September 7, 1952 and known as Trust No. 2712 recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 19870601 together with and undivided 5.55% 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).

SUBJECT TO:

Lawyers Title Insurance Corporation

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1997 and subsequent years.

PIN: 09-36-111-010 and 09-36-111-011

Commonly known as 6870 N. Northwest Highway Unit 1D, Chicago, IL 60631

together with the tenements and appurtenances thereto belonging.

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.

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 WARRANTY DEED IN TRUST DELIVERED TO SAID TRUSTEE IN PURSUANCE OF THE TERMS OF THE DECLARATION OF TRUST ABOVE-MENTIONED.

Full power and authority is hereby granted to said Trustees to improve, manage and protect said premises or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey with 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 Trustees, 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 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 enagement 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

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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 Trustees 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 Trustees, 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 Trustees, 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 Trustees 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 Trustees were 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 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.

And the said Grantor hereby expressly waives and releases 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

IN WITNESS WHEREOF, said Party of the First Part has caused her name to be signed to these presents, the day and year first above written

MARY J. MURPHY TRUST DATED MARCH 21, 1987

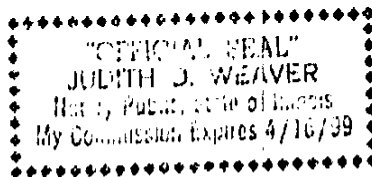
MARY J. MURPHY  
MARY J. MURPHY, as Trustee

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF DU PAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, HEREBY CERTIFY that MARY J. MURPHY, as Trustee of the MARY J. MURPHY TRUST DATED MARCH 21, 1987, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_ day of March, 1998.

SEAL



Judith J. Weaver  
NOTARY PUBLIC

This instrument was prepared by: Paul J. Magarizini, 315 West St. Charles Road, Lombard, Illinois 60148

MAIL TO:

DONALD KUMICA  
5841 N. OKLA  
CHICAGO, ILL 60631



SEND SUBSEQUENT TAX BILLS TO

DONALD KUMICA  
5841 N. OKLA  
CHICAGO, ILL 60631

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX

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PROPERTY TAX