



TRUSTEE'S DEED

THIS INDENTURE, dated MARCH 31, 1999 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated DECEMBER 17, 1979, and known as Trust Number 48491 party of the first part, and -----

(Reserved for Recorders Use Only)

DOROTHY E. HANSON, AS TRUSTEE U/T/A DATED JANUARY 11, 1994, AND KNOWN AS THE DOROTHY E. HANSON TRUST

WHOSE ADDRESS IS: 538 N. HOME AVENUE, PARK RIDGE, ILLINOIS 60068

party/parties of the second part WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 538 N. HOME AVENUE, PARK RIDGE, ILLINOIS 60068

Property Index Number: 09-27-404-013-0060

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally

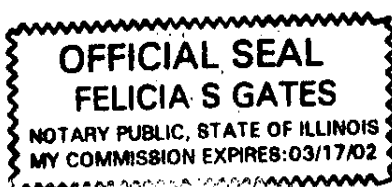
Prepared By: American National Bank and Trust Company of Chicago

By: JOSEPH F. SOCHACKI, TRUST OFFICER

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) JOSEPH F. SOCHACKI an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.  
GIVEN under my hand and seal, dated April 8, 1999.

Felicia S Gates  
NOTARY PUBLIC

MAIL TO: Douglas A. Hanson, Esq.  
Schuyler, Roche & Zwirner, P.C.  
1603 Orrington Ave., #1190  
Evanston, IL 60201



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 15401

# UNOFFICIAL COPY

**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 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, 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 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 an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all right or benefit, providing for the exemption of homestead from sale on execution or otherwise.

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LEGAL DESCRIPTION RIDER ATTACHED TO AND MADE A PART OF THE TRUSTEE'S DEED DATED MARCH 31, 1999, BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 17, 1979, AND KNOWN AS TRUST NUMBER 48491 AND DOROTHY E. HANSON, AS TRUSTEE U/T/A DATED JANUARY 11, 1994, AND KNOWN AS THE DOROTHY E. HANSON TRUST. -----

LEGAL DESCRIPTION: LOT 67 IN FEUERBORN AND KLODE'S RIDGE CREST ADDITION, BEING A SUBDIVISION OF LOTS 1 AND 2, IN CHRISTIAN GRUPE'S SUBDIVISION, IN THE EAST ½ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. -----

COMMONLY KNOWN AS: 538 N. HOME AVENUE, PARK RIDGE, ILLINOIS 60068

PROPERTY INDEX NUMBER: 09-27-404-013-0000

MAIL RECORDED DEED TO:

DOUGLAS A. HANSON  
1603 Orrington Ave., #1190  
Evanston, IL 60201

MAIL SUBSEQUENT TAX BILLS TO:

DOROTHY HANSON  
538 N. Home  
Park Ridge, IL 60068

# UNOFFICIAL COPY

**GRANTOR: AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO TRUST NO. 48491**

**GRANTEE:**

**DOROTHY E. HANSON, AS TRUSTEE U/T/A DATED JANUARY 11, 1994, AND KNOWN AS THE DOROTHY E. HANSON TRUST**

**PERMANENT INDEX NUMBER: 09-27-404-013**

**PROPERTY ADDRESS: 538 N. Home Ave., Park Ridge, IL 60068**


## STATEMENT BY GRANTOR AND GRANTEE

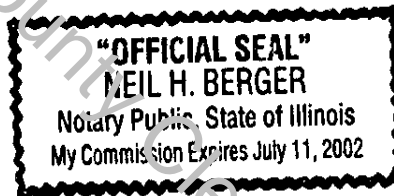
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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.

  
\_\_\_\_\_  
Douglas A. Hanson, Attorney

Dated: 3/31, 1999.

Subscribed and Sworn to before me by the said Douglas A. Hanson  
this 31<sup>st</sup> day of March, 1999.

  
\_\_\_\_\_  
Notary Public




The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) 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.

  
\_\_\_\_\_  
Douglas A. Hanson, Attorney

Dated: 3/31, 1999.

Subscribed and Sworn to before me by the said Douglas A. Hanson  
this 31<sup>st</sup> day of March, 1999.

  
\_\_\_\_\_  
Notary Public

