

TRUSTEE'S DEED



THIS INDENTURE, dated JANUARY 21, 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 10-24-90 known as Trust Number 112883-05 party of the first part, and

(Reserved for Recordors Use Only)

REUBEN TIZES AND CAROL W. TIZES AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP 38 E. SCHILLER, CHICAGO IL 60610

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 38 E. SCHILLER, CHICAGO IL 60610

Property Index Number 17-03-103-014

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.

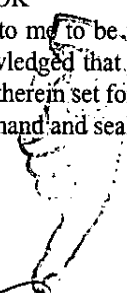
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

PREPARED BY:
AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO
120 SOUTH LASALLE ST.,
CHICAGO IL 60690

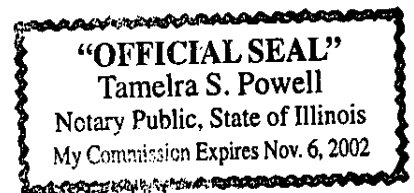
By: J-r
EILEEN F. NEARY, TRUST OFFICER

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) EILEEN F. NEARY, 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 01/27/99.



Tamelra S. Powell
NOTARY PUBLIC



MAIL TO:

Bruce Tizes
1401 N. Astor Street
Chicago IL 60610

UNOFFICIAL COPY

99087162

Lot 2 in Ostrom's subdivision of lots 23 to 26, inclusive, in block 4 in Catholic Bishop of Chicago's Lake Shore Drive addition to Chicago, in the north 1/2 of section 3, township 39 north, range 14, east of the third principal meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

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DEED IN TRUST

This indenture made this 26th day of March, 1993 by Grantors Reuben Tizes and Carol Tizes as joint tenants, of Hewlett, County of Nassau, State of New York, in consideration of the sum of ten dollars, and other good and valuable considerations in hand paid, do hereby convey and warrant unto the Grantee the American National Bank and Trust Company, a corporation duly organized and existing as a national banking association under the laws of the United States of America and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain Trust Agreement dated the 24th day of October, 1990, and known as Trust Number 12663-05, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 2 IN OSTROM'S SUBDIVISION OF LOTS 23 TO 26, INCLUSIVE, IN BLOCK 4 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO, IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS PIN 17-03-103-014-0000 38 EAST SCHILLER STREET CHICAGO ILLINOIS 60610

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, 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 trustees to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, or any part thereof, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, 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 that the terms of this trust have been complied with, or be obliged to inquire into the 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, power, authorities, duties and obligations of its, his or their predecessor in trust. This indenture is made upon the express condition that neither American National Bank and Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its their agents or attorneys may do or omit to do in or about the said premises or under the provision of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the said premises and any and all liability being hereby released and waived. Any obligation or contract or indebtedness incurred or entered into by Trustee in connection with the premises may be entered into by it in the name of the beneficiaries under said Trust Agreement as their attorney-in-fact hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust premises and every funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). 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, the intent being to vest in the American National Bank and Trust Company the entire legal and equitable title in fee simple and in all of the premises. If the title to any of the above lands is hereafter registered or recorded, the Registrar of Tides is hereby directed not to register or note in the certificate of title or duplicate thereof or memorials, the words "in trust" or "upon condition" or "with limitation" or words of similar import in accordance with this statute and such cases made and provided. To have and to hold the same unto the Trust Grantee as aforesaid and to the proper use, benefit and behoof of the Trust Grantee forever. This Deed is made subject to the lien of every mortgage of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof and the grantor hereby waives and releases any and all right for exemption or homesteads from sale or execution or otherwise. In witness whereof, the Grantors hereunto set their hands and seal this 26th day of March, 1993.

Carol H. Tize

Reuben Tize

STATE OF NEW YORK

COUNTY OF NASSAU

I, Anne Serby, a notary public in and for Nassau County, New York, do hereby certify that Reuben Tizes and Carol Tizes personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument a a voluntary and free act for the uses and purposes therein set forth including waiver and release of homestead rights. Given under my hand and seal this 26th day of March 1993.

ANNE M. SERBY
NOTARY PUBLIC, State of New York
4862550
OFFICE: 100 Nassau County
Suffolk County, New York

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STATEMENT BY GRANTOR AND GRANTEE

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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 27 Jan, 1999

Signature: _____

Subscribed and sworn to before me by the said BRUCE RANDOLPH TIZE this 27 day of JAN, 19 99
Notary Public Wanda Geanes

Grantor or Agent

"OFFICIAL SEAL"
WANDA GEANES

Notary Public, State of Illinois
My Commission Expires June 1, 2002

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.

Dated 27 JAN, 19 99

Signature: _____

Subscribed and sworn to before me by the said BRUCE RANDOLPH this 27 day of JAN, 19 99
Notary Public Wanda Geanes

Grantee or Agent

"OFFICIAL SEAL"
WANDA GEANES

Notary Public, State of Illinois
My Commission Expires June 1, 2002

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS