

UNOFFICIAL COPY

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TRUSTEE'S DEED

Individual

The above space for recorder's use only

THIS INDENTURE, made this 8th day of July, 1986, between the NORTHWEST COMMERCE BANK, a corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and 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 banking corporation in pursuance of a certain Trust Agreement, dated the 1st day of June, 1986, and known as Trust Number LT 84-068, party of the first part, and Chicago Title & Trust Company as Trustee under Agreement dated July 23, 1986 & known as Trust #1088118, party of the second part.

WITNESSTH, that said party of the first part, in consideration of the sum of Ten (\$10.00) and no/100s Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG-7'86 DEPT. OF REVENUE \$ 38.00

Cook County
REAL ESTATE TRANSFER TAX
REVENUE STAMP AUG-7'86 \$ 38.00

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, by said party of the second part.

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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 thereto enabling. This deed is made subject to the terms 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 hereunto affixed, and has caused its name to be signed to these presents by one of its Trust Officers or its Assistant Trust Officers and attested by its Cashier, the day and year first above written.

NORTHWEST COMMERCE BANK
as Trustee, as aforesaid and not personally.

By *Kirkwood J. Harris*
Attest: *Michael H. Heston* SR. TRUST OFFICER
CASHIER

Form 8108 Typewrite Co. Chicago

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NORTHWEST COMMERCE BANK, an Illinois Banking Corporation, Trust Officer and Cashier of the said BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as each in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth, and the said Cashier then and there acknowledged that said Cashier, as custodian of the corporate seal of said Banking Corporation caused the corporate seal of said Banking Corporation to be affixed to said instrument by said Cashier's own free and voluntary act and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth.

This instrument prepared by:
Northwest Commerce Bank
9797 W. Higgins Road
Aurora, Illinois 60018

Given under my hand and Notary Seal,

[Signature]
Notary Public

DELIVER INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER
NAME BARRY TEROL COHEN
STREET 180 N LaSalle St.
CITY CHICAGO, ILL 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

155 S. Wheeling Road
Wheeling, IL 60062

70-63-244
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RECORDED BY DOR
153
908-80600

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This space for affixing stickers and revenue stamps

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THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED AND INCORPORATED HEREIN BY REFERENCE.

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 DEED IN TRUST DELIVERED TO SAID TRUSTEE IN PURSUANCE OF THE TRUST AGREEMENT ABOVE MENTIONED.

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 present 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 99 years, and to renew or extend leases upon any terms and for 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 real estate 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 real estate or any part thereof, and to deal with said real estate 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.

It is to be understood that any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee or any successor in trust 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 any 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon conditions, or with limitations", or words of similar import, in accordance with the statute in such case made and provided.

CHICAGO TITLE INS. CO.
70-03-244

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INDUPLICATE
12/17/74
MAY 15 1975
REGISTRATION DIVISION
MAY 15 1975
MAY 15 1975

Unit 155 of Catherine Court Industrial Condominium, as delineated on a survey of the following described real estate:

Lot One in Catherine Court Subdivision, being a Resubdivision of part of the North East Quarter (1/4) of Section 10 and part of the North West Quarter (1/4) of Section 11, all in Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on May 7, 1986 as Document LR 3513052 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 7, 1986 as Document 86181236, which survey is attached as Exhibit 'B' to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 7, 1986 as Document 86181238 and also filed in the Office of the Registrar of Titles of Cook County, Illinois on May 7, 1986 as Document LR3513054, together with its undivided interest in the percentage elements, in Cook County, Illinois.

"Grantor also hereby grants to the Grantee, its Successors and Assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its Successors and Assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Index No. 03-10-201-035-0000