

UNOFFICIAL COPY

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840 S. Oak Park Ave
Oak Park, IL 60304
(312) 848-8700
Member FDIC



SUBURBAN
TRUST and
Savings Bank

January 23, 1988

Registrar of Titles
Cook County
Chicago, Ill.

RE: Land Trust No. 4005,
dated 2/9/87

Gentlemen:

This letter is to certify that the above land trust is open and in effect since the date of inception.

All fees are current as per paid statement enclosed.

Very truly yours,


(Mrs.) Rae J. Mathieu
Trust Officer

/rjm
Enclosure



Suburban Trust & Savings Bank

MAIN OFFICE: Oak Park Avenue at Eisenhower Expressway ■ 848-6700
Oak Park, IL 60304 ■ Member FDIC

DATE January 23, 1988

Mrs. Catherine W. Lossau
711 South Lombard Avenue
Oak Park, IL 60304

Property of Cook County Clerk's Office

NO.	DESCRIPTION	AMOUNT
	RE: Land Trust No. 4005	
	Acceptance & 1st year fee for holding title to real estate under the above land trust; commonly known as 711 So. Lombard Avenue, Oak Park, IL. = due 2/7/87	\$ 100.00
	Annual fee for holding title to real estate = due 2/7/88	<u>\$ 50.00</u>
	Total fees paid	\$ 150.00


 Suburban Trust & Savings Bank
 Oak Park, Illinois

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AFFIDAVIT OF LATE DELIVERY

I, HAROLD T. ROHLFING, have been in possession of a certain Deed in Trust dated February 9, 1987, from CATHERINE W. LOSSAU to SUBURBAN TRUST AND SAVINGS BANK, as Trustee under Trust Agreement dated February 9, 1987 and known as Trust Number 4005. Since February 9, 1987, I have retained said document in my file in anticipation of a Torrens filing. The anticipated filing did not occur because of a docketing error in properly scheduling an appointment for said filing. The scheduling was innocently neglected until a year-end file review revealed the presence of the Deed in Trust. The property is currently registered on Certificate Number 452678, Volume 910, Page 340 in the Office of the Registrar of Titles, Cook County, Illinois. The property is legally described as follows:

Lot Six-----(6)
North 1/2 of Lot Seven-----(7)

In Block One (1) in Wm. F. Olson and Company's Subdivision of the North East Quarter (1/4) of the South West Quarter (1/4) of the North West Quarter (1/4) of Section 17, Town 39 North, Range 13, East of the Third Principal Meridian.

PERMANENT REAL ESTATE INDEX NUMBER: 16-17-119-022 *CEO ALL*

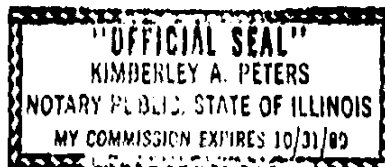
STREET ADDRESS: 711 South Lombard Avenue, Oak Park, IL 60304

This Affidavit is made to induce the Registrar of Titles to accept the above mentioned Deed in Trust affecting said property although it is dated more than six months prior to the date of its registration. Affiant agrees to save harmless the Registrar of Titles from any loss, claim, damage and expenses related hereto and sustained by acceptance of said Deed in Trust.

Harold T. Rohlfin
HAROLD T. ROHLFING, Attorney at Law

SUBSCRIBED and SWORN TO before me
this 28th day of December, 1987.

Kimberley Peters
NOTARY PUBLIC



This Instrument Prepared By:

LAW OFFICE OF HAROLD T. ROHLFING
711 South Boulevard
Oak Park, IL 60302

This Indenture Witnesseth, That the Grantor _____

CATHERINE W. LOSSAU, a widow

of the County of Cook and State of Illinois for and in consideration of TEN and NO/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Conveys and Warrants unto the SUBURBAN TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 9th day of February, 1927, known as Trust Number 4005

the following described real estate in the County of Cook and State of Illinois to-wit:

lot six (6) and the North half of Lot Seven (7) in Block one in Wm. F. Olson and Company's Subdivision of the North East Quarter of the South West Quarter of the Northwest Quarter of Section 17, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Recorded Real Estate Index Number 616-17-109-C22

Street Address: 711 Lakeside Ave., Oak Park, IL 60304

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter 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 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 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 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 of 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 some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register a note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the state in such case made and provided.

And the said grantor hereby expressly waive and release 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, the grantor aforesaid has hereunto set her hand and seal this 9th day of February, 1927.

Catherine W. Lossau (Seal)
CATHERINE W. LOSSAU (Seal)

Lettin...
 L.A. OFFICE OF...
 157 A...
 OAK PARK, ILL. 60301

EXEMPTION APPROVED
 Village Clerk
 VILLAGE OF OAK PARK
 3687115

TRANSFER TAX ACT SEC. 4

3/28/78
BOX
IN DUPLICATE

TRUST NO. _____
3687115

Age of Grantee _____

Address _____

City _____

State _____

County _____

Legal Description _____

UNOFFICIAL COPY

Trust in Trust

Legal Description _____

City _____

State _____

County _____

Legal Description _____

City _____

State _____

County _____

Legal Description _____

City _____

State _____

County _____

Legal Description _____

City _____

State _____

County _____

Legal Description _____

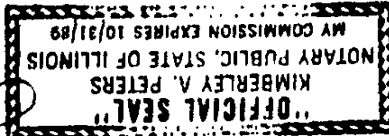
Suburban Trust & Savings Bank
TRUSTEE

Suburban Trust & Savings Bank
LAND TRUST DEPT.

440 S. Oak Park Ave.

Oak Park, IL 60309

Property of Cook County Clerk's Office



Kimberley Peters
Notary Public

_____ day of _____
GIVEN under my hand and seal this _____ day of _____

of the right of homestead and voluntary act for the uses and purposes therein set forth, including the release and waiver that _____ signed, sealed and delivered the said instrument as _____ to the foregoing instrument, appeared before me this day in person and acknowledged personally known to me to be the same person whose name _____ subscribed

CATHERINE W. LOSSAU
a Notary Public in and for said County, in the State aforesaid, do hereby certify that

KIMBERLEY PETERS

STATE OF ILLINOIS }
COUNTY OF COOK }
SS }
I, _____