

UNOFFICIAL COPY 3797394

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TRUSTEE'S DEED IN TRUST

3797394

The above space for recorder's use only

Midwest Bank and Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trustee in pursuance of a trust agreement dated the 7th day of May 19 81, and known as Trust Number 81-05-363 party of the first part, and Gary Wheaton Bank of Downers Grove, as Trustee, U/T/A December 29, 1988 & known as Trust No. 180-88 party of the second part Grantee's Address. Odgan Ave. at Saratoga, Downers Grove, IL 60515-1904 WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit: LEGAL SEE XXXXXXXXXX RIDER ATTACHED

Date: 4/14/89  
Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.  
Gary Wheaton Bank of Downers Grove as Trustee under LT # 180-88

This conveyance is made pursuant to a Direction authorizing the party of the first part to convey directly to the party of the second part, and/or pursuant to authority granted in the Trust Agreement authorizing the party of the first part to convey directly to the party of the second part.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate 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, interests and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, in severalty or in common with the real estate, or any part thereof, from time to time, in possession or reversion, by lease or otherwise in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, lease money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 trustee acted in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (b) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (c) that 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, interests, authorities, duties and obligations of it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 or 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 statute in such case made and provided.

This deed is executed pursuant to and in the exercise of the power and authority granted to, and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its ANNE, Trust Officer and attested by its ANNE, Secretary

this 14th day of March 19 89

Midwest Bank and Trust Company  
As Trustee as Aforesaid,  
Grantor  
By: [Signature]  
Attest: [Signature]

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# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

On March 21st,  
Angela McClain

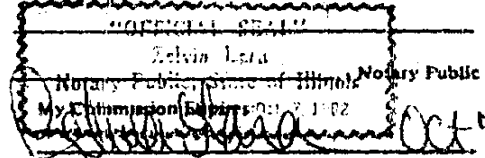
1989 the foregoing instrument was acknowledged before me by

Asst. Trust Officer

of Midwest Bank and Trust Company, an Illinois corporation and by Kathleen Plazyk  
Asst. Secretary

of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

This instrument was prepared by:  
Angela McClain  
Midwest Bank & Trust Company  
1606 N. Harlem Ave.  
Elmwood Park, IL 60635



DELIVERY

NAME CRIMMINTON BANK OF DOWNERS GROVE  
STREET 1000 W. COOK AVENUE  
CITY DOWNERS GROVE, ILLINOIS 60515

2645 Raymond Ave., River Grove, IL

For information only. Insert street address of  
above described property. 60171

Send subsequent Tax Bills to:

Name

Address

The Werch 16 feet of Lot 12 as measured at right angles to the North line thereof, Lot One (except the East 50 feet thereof), All of Lot Two, All of Lot Three in Block Twelve in Westcott's Turner Park Subdivision being that part of the Southeast Quarter of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of Grand Avenue (except the West Ten chains thereof)

ALSO

All that part of Webster Street (now vacated) lying East of and adjoining Lots 2 and 3 in Block 12, lying South of the North line of said Lot 2 produced East 33 feet, lying West of a line 33 feet East of and parallel to said Block 12 and lying North of the Southerly line of said Lot 3, produced Southeasterly, all in Westcott's Turner Park Subdivision, being that part of the Southeast Quarter of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of Grand Avenue (except the West 10 chains thereof) according to the Ordinance vacating said part of Webster Street recorded October 1, 1951, as Document Number 15181892, in Book 394 of Plates, page 18.

P.I. #s 12-26-408-004; 12-26-408-006; 12-26-408-007  
12-26-408-014 - Affects 20.16 Feet of Lot 12

Address: 2645 Raymond Ave., River Grove, IL.

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M. DUPLICATED  
12/27/81

1989 MAY 25 AM 11:43  
REGISTRAR OF TITLES  
CAROL MOSELEY BRAUN

Age of Grantee by  
Address \_\_\_\_\_  
Husband A Trust  
Wife \_\_\_\_\_  
Submitted by \_\_\_\_\_  
Address \_\_\_\_\_  
Deliver New cert. to \_\_\_\_\_  
Remainder to \_\_\_\_\_  
Sig. Card \_\_\_\_\_  
F.A.T.I.C.  
First American Title Insurance  
Company of the Mid-West  
100 North LaSalle Street Suite 400  
Chicago, Illinois 60602 750-6780