

DOCUMENT NO.

1349628

STATUTORY FEDERAL TAX LIEN SEARCH

PRESENT PARTIES IN INTEREST:

72-61-667

DATE OF SEARCH:

802700

RESULT OF SEARCH:

None

9-6-90

90 SEP -6 AM 9:35

REGISTER OF DEEDS
REGISTER OF TITLES

INTENDED GRANTEES OR ASSIGNEES:

IDENTIFIED No.
Register of Taxable Titles
CAROL MOLLEY BRAUN
C.T. GONZALES

RESULT OF SEARCH:

None

9-6-90

UNOFFICIAL COPY

OPTIONAL FORM NO. 300
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Customer # _____

Torrens _____ Filing Date SEP 06 1990

Clt. # 1349628 L.F. Date _____

Grantor JEFFERSON STATE BK # 1057

S.S.# _____ NA

Grantor _____

S.S.# _____

Grantee AMER NAT BK # 112548-02

S.S.# _____ NA

Grantee _____

S.S.# _____

P.I.N.# 13-06-413-043 Tax # 218673

Fed Lien Search 802700 Grantee

Title Officer _____ 16

Title Company CHICAGO TITLE INS

Trust Dept. _____ G# _____ Survey Dept. _____

Approval _____ Approval _____

Refused _____

Type of Document _____ Number _____

DEED

MTG

Total No. Docs. 2

Logged _____ Microfilm _____

To Tax Dept. _____ Ret'd _____

Reviewer _____ Date _____

Typist _____ Date _____

Revisor _____ Date _____

New Clt. # _____ Date _____

Delivery _____ Date _____

Customer Signature _____

TRUSTEE'S DEED IN TRUST

3909780

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE SEP-490 375.00

COOK COUNTY REAL ESTATE TRANSACTION TAX PERMISE SEAR SEP-490 187.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE SEP-490 999.00

3909780 Document Number

1/00 WP

The above space for recorder's use only

THIS INDENTURE, made this 13th day of August, 1990, between JEFFERSON STATE BANK, 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 15th day of December, 1980, and known as Trust Number 1057 party of the first part, and AMERICAN NATIONAL BANK and TRUST COMPANY OF CHICAGO as Trustee under Trust Agreement dated August 9, 1990 and known as Trust No. 112548-02

party of the second part.

Grantee's Address. 33 N. LaSalle Street, Chicago, IL

WITNESSETH, that said party of the first part, in consideration of the sum of TEN Dollars, and other good and valuable considerations in hand paid, does hereby quit claim and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit: The West 5 feet of Lot 195, all of Lot 196 and the East 20 feet of Lot 197 in William A. Zelosky's Jefferson Park Subdivision in the East 1/2 of the South East fractional 1/4 North of Indian Boundary Line of Fractional Section 8, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; (c) existing leases and tenancies; (d) general taxes for the year 1989 and subsequent years; and (e) any lien or encumbrances arising from acts done by Buyers.

P. I. N. 13-08-413-043-0000 PPTY: 5758-60 HIGGINS AVE, CHICAGO, ILLINOIS 60630

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 create any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options to purchase; to execute contracts to sell or 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, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, at any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any term 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 easement appurtenant to the real estate or any part thereof, and to deal with the 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 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, rent or 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 interfere with 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 any person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trustee read and herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 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 Trust Officer and attested by its Assistant Trust Officer this 13th day of August, 1990.

JEFFERSON STATE BANK

As Trustee as Aforesaid,

Grantor

Penelope Jackson Trust Officer

By: Penelope Jackson Trust Officer

Attest: Lou Ann T. Silvestri Assistant Trust Officer

Lou Ann T. Silvestri Asst. Trust Officer

This conveyance is made 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.

UNOFFICIAL COPY

STATE OF ILLINOIS)) SS	
COUNTY OF COOK)		
On <u>August 30</u> , 19 <u>90</u> the foregoing instrument was acknowledged before me by		
<u>Penelope Jackson</u> Trust Officer		
of JEFFERSON STATE BANK, an Illinois corporation and by <u>Lou-Ann T. Silvestri</u>		
Asst. Trust Officer of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.		
This instrument was prepared by:		<div style="border: 1px dashed black; padding: 5px; display: inline-block;"> "OFFICIAL SEAL" Margaret A. Sholwell Notary Public, State of Illinois My Commission Expires 1/18/92 My Commission Expires: </div>
JEFFERSON STATE BANK		
By: <u>Penelope Jackson</u>		
<u>5301 W. Lawrence Avenue</u> Chicago, IL 60630		

D E L I V E R Y	NAME: THOMAS F. BENNINGTON C/O CHUHAK TECSON KIENNIEN FEINBERG & STREET: GRASSO, 225 West WASHINGTON, SUITE 1300 CITY: CHICAGO, ILLINOIS 60606 OR BOX:	<u>5758-5760 W. Higgins, Chicago, IL</u> <small>For information only, insert street address of above described property.</small> Send subsequent Tax Bills to: _____ Name _____ Address
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★ ★ ★ ★ ★
CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★
DEPT. OF REVENUE SEP-4'90 ★
PB.11193 ★

999.00

★ ★ ★ ★ ★
CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★
DEPT. OF REVENUE SEP-4'90 ★
PB.11193 ★

814.50

1990 SEP -6 PM 2:15
CAROL HOSELEY PAIN
REGISTRAR OF TITLES

Age of Grantor	Address	Purchase Price	L. 100	L. 100	L. 100	L. 100	L. 100	L. 100	L. 100
		<u>3909780</u>							

1349628
DUPLICATE
3909780

3909780

CHICA - TITLE INS
72-61-667