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2001-06-21 16:15:20
Cook County Recorder 25.50

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, S. David Friedlander and Bernice E. Friedlander, husband and wife, as joint tenants of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 Dollars (\$10.00), and of other good and valuable considerations in hand paid, Convey and Warrant unto AMALGAMATED BANK OF CHICAGO, an Illinois Banking Corporation, whose address is One W. Monroe Street, Chicago, Illinois 60603, as Trustee under the provisions of a certain Trust Agreement dated the 31st day of July, 19 2000, and known as Trust Number 5883, real estate in the County of Cook and State of Illinois, to wit:

Subject to general real estate taxes for 1999 and thereafter

See Exhibit A attached hereto and made a part hereof

Property Address: Vacant Lot on Torrence Avenue, South of Wilson, Calumet City, IL

Permanent Tax Number: 30-07-308-017

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or any part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 198 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 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, including the power to release, convey or assign to another trustee conferring upon said trustee all of the power and authority herein conferred upon **AMALGAMATED BANK OF CHICAGO**, 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 or different from the ways above specified, at any time or times hereafter.

UNOFFICIAL COPY

In no case shall 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 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.

This conveyance is made upon the express understanding and condition that neither AMALGAMATED BANK OF CHICAGO individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement, or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then 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 property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations, whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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, the intention hereof being to vest in said AMALGAMATED BANK OF CHICAGO, as Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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 have hereunto set their hand s and seal s this 13th day of June, 19 2001.

Bernice E. Friedlander (SEAL)
Bernice E. Friedlander (SEAL)

S. David Friedlander (SEAL)
S. David Friedlander (SEAL)

STATE OF ILLINOIS }
COUNTY OF DuPage } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that S. David Friedlander and Bernice E. Friedlander

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

Given under my hand and notarial seal this 13 day of June, 199-2001

Thomas H. Page Notary Public
MY COMMISSION # CC774166 EXPIRES
September 13, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

AFTER RECORDING, PLEASE MAIL TO:

AMALGAMATED BANK OF CHICAGO:
Attention: Land Trust Department
One West Monroe
Chicago, IL 60603

PROPERTY ADDRESS:
Vacant Lot on Torrence Ave., South of
Wilson, Calumet City, IL

This instrument was prepared by:
Thomas H. Page
Barack Ferrazzano Kirschbaum
Perlman & Nagelberg
333 W. Wacker, Suite 2700
Chicago, IL 60606

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EXHIBIT A

LOT 7 IN BLOCK 5 IN FORD CALUMET CENTER, A SUBDIVISION OF THE WEST 1376.16 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: Vacant Lot on Torrence Avenue, South of Wilson, Calumet City, Illinois

PIN: 30-07-308-017-0000

Property of [Redacted] Clerk's Office

REAL ESTATE TRANSFER TAX
 NO. 020161
 Calumet City • City of Homes \$40.00

REAL ESTATE TRANSFER TAX
 NO. 020162
 Calumet City • City of Homes \$40.00

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUN. 21. 01
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
 0000500
 # 00005576
 FP326670

STATE OF ILLINOIS
 JUN. 21. 01
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 0001000
 # 000027379
 FP326660