

UNOFFICIAL COPY

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2002-01-25 13:50:10  
Cook County Recorder 27.50



MTC20360072H  
CN  
Chicago Title Insurance Company

QUIT CLAIM DEED IN TRUST

10) 3a



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THIS INDENTURE WITNESSETH, That the grantor(s) John W. Van Hoesen & Mary A. Van Hoesen, as Trustees of The John W. Van Hoesen Living Trust Dated 09-18-92, of the County of Cook and State of Illinois for and in consideration of TEN & 00/00 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM unto Parkway Bank & Trust Company, whose address is 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor(s), as Trustee under the provisions of a trust agreement dated January 4, 2002, known as Trust Number 13167 the following described Real Estate in the County of Cook and State of Illinois, to wit:

Legal Description is attached hereto and made a part hereof.

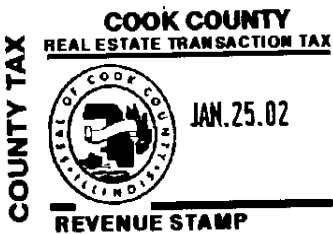
**SUBJECT TO:** General real estate taxes not yet due and payable; special assessments confirmed after the contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, leaders, laterals and drain tile, pipe or other conduit.

PERMANENT TAX NUMBER: 07-34-400-028-0000

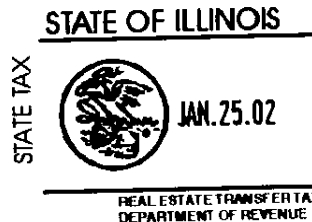
VOLUME NUMBER: \_\_\_\_\_

Address(es) of Real Estate: 1629 S. Roselle Road, Roselle, Illinois 60172

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.



REAL ESTATE TRANSFER TAX
0025000
FP326670



REAL ESTATE TRANSFER TAX
0050000
FP326669

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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 praesenti or 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 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, 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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 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.

And the said grantor(s) hereby expressly waive(s) 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(s) aforesaid have hereunto set their hand(s) and seal(s) this 20 day of January, 2002.

x John W. Van Hoesen (SEAL)  
John W. Van Hoesen as trustee of  
John W. Van Hoesen Living Trust

x Mary A. Van Hoesen (SEAL)  
Mary A. Van Hoesen as co-trustee of  
John W. Van Hoesen Living Trust

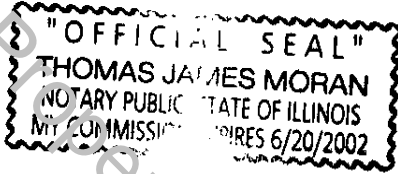
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State of Illinois County of Cook,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT John W. Van Hoesen & Mary A. Van Hoesen, personally known to me to be the same person(s) whose name(s) 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 as Trustees, 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 20 day of January, 2002.



 (Notary Public)

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**Prepared By:** Thomas J. Moran  
2224 W. Irving Park Road  
Chicago, Illinois 60618

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**Mail To:**  
Mark R. Donatelli  
15 Salt Creek Lane, Suite # 312  
Hinsdale, Illinois 60521



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## LEGAL DESCRIPTION

THE NORTH 90 FEET OF THE 240 FEET OF LOT 3 EXCEPT THAT PART TAKEN FOR WIDENING OF ROSELLE ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH 90 FEET OF THE SOUTH 240 FEET OF SAID LOT 3; THENCE NORTH 86 DEGREES, 40 MINUTES, 23 SECONDS EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE NORTH LINE OF SAID NORTH 90 FEET A DISTANCE OF 4.97 FEET; THENCE SOUTH 00 DEGREES, 47 MINUTES, 15 SECONDS, EAST 89.89 FEET TO THE SOUTH LINE OF SAID NORTH 90 FEET; THENCE SOUTH 86 DEGREES, 40 MINUTES, 23 SECONDS WEST ALONG SAID SOUTH LINE 6.76 FEET TO THE WEST LINE OF SAID LOT 3, BEING ALSO THE SOUTHWEST CORNER OF SAID NORTH 90 FEET THENCE NORTH 00 DEGREES, 21 MINUTES, 02 SECONDS EAST ALONG SAID WEST LINE 32.99 FEET TO THE POINT OF BEGINNING;

IN BLOCK 3 IN CONCORD TERRACE, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

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