

04041295

DEPT-01 RECORDING \$25.00  
T#9999 TRAN 6494 12/13/94 14:05:00  
#7923 # DW \*--04-04 1295  
COOK COUNTY RECORDER

the above space for recorder's use only

TRUSTEE'S DEED IN TRUST

This Indenture made this 6TH day of DECEMBER, 1994 between MARQUETTE NATIONAL BANK, a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 30TH day of OCTOBER, 1987 and known as Trust Number 11765 party of the first part, and STANDARD BANK & TRUST CO. AS TRUSTEE UNDER TRUST AGREEMENT DATED 7-15-87 & KNOWN AS TRUST NO. 976

Whose address is: 7800 WEST 95TH STREET, HICKORY HILLS, ILLINOIS 60457, party of the second part. 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 CONVEY & QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois.

SEE ATTACHED LEGAL DESCRIPTION

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

Permanent tax #23-14-400-057

together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

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

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer, and attested by its Assistant Secretary, the day and year first above written.



MARQUETTE NATIONAL BANK, As Trustee as Aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Assistant Secretary

State of Illinois)  
County of Cook) ss

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE NATIONAL BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6TH day of DECEMBER 1994.

BARBARA A. KANADET  
Notary Public, State of Illinois  
My Commission Expires 12/15/96

[Signature]  
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

NAME: AL WISCHNIEWSKI

ADDRESS: 9959 Roberts Rd.

CITY: Palos Hills Ill. 60

RECORDER'S BOX NUMBER

FOR INFORMATION ONLY - STREET ADDRESS  
11030 SOUTH ROBERTS ROAD, #5  
PALOS HILLS, ILLINOIS 60465

THIS INSTRUMENT WAS PREPARED BY:  
GLENN E. SKINNER JR.  
MARQUETTE NATIONAL BANK  
6155 SOUTH PULASKI ROAD  
CHICAGO, ILLINOIS 60629

TICOR TITLE BOX 15

2319225

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[Handwritten mark]

# UNOFFICIAL COPY

0 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, to vacate any subdivision or 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 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 option 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, 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 to or different from the ways above specified, at any time or times hereafter.

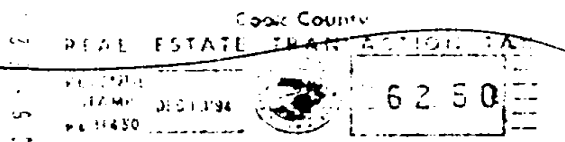
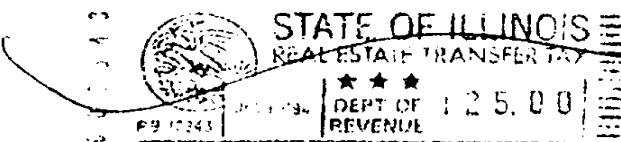
In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application 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 (including the Registrar of Titles of said county) 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 any 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 successor 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 Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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," "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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## PARCEL 1:

THAT PART OF THE EAST 344 FEET (EXCEPT THE EAST 50 FEET THEREOF TAKEN FOR ROADWAY) OF THE NORTH 146 FEET OF THE SOUTH 396 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 344 FEET; THENCE SOUTH 89 DEGREES, 52 MINUTES, 56 SECONDS EAST, ALONG THE SOUTH LINE OF SAID EAST 344 FEET, 14.49 FEET; THENCE NORTH 0 DEGREES, 06 MINUTES 41 SECONDS EAST, ALONG A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID EAST 344 FEET, 110.49 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL, THENCE SOUTH 89 DEGREES, 46 MINUTES, 46 SECONDS EAST, ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 47.00 FEET; THENCE NORTH 0 DEGREES, 06 MINUTES, 41 SECONDS EAST 27.80 FEET THENCE NORTH 89 DEGREES, 53 MINUTES, 19 SECONDS WEST 47.00 FEET THENCE SOUTH 0 DEGREES, 06 MINUTES, 41 SECONDS WEST, 27.71 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, ACROSS, IN, UPON, AND TO THE COMMON AREA AS CONTAINED IN THE DECLARATION RECORDED DECEMBER 6, 1944 AS DOCUMENT 04,021,791

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