

UNOFFICIAL COPY



Doc#: 0519642116
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 07/15/2005 09:28 AM Pg: 1 of 6

(2)
8274745
Sum of NW

TRUSTEE'S DEED IN TRUST

The Grantor,

MUNICIPAL TRUST & SAVINGS BANK
as trustee under the provisions of a trust agreement
dated January 29, 1988, and known as Trust No. 0293,

6
D

whose address is 720 Main Street, N.W., Bourbonnais, Illinois 60914,
CONVEYS and QUITCLAIMS to the Grantee,

FIRST NATIONAL BANK OF ILLINOIS,
as trustee under the provisions of a trust agreement
dated November 19, 1990, and known as Trust No. 3998,

whose address is 3256 Ridge Road, Lansing, Illinois 60438, the
following described real estate situated in Cook County, Illinois:

The North 325.92 feet EXCEPTING THEREFROM the
South 40 feet of the North 150 feet of the East
500 feet (as measured from center of street) and
ALSO EXCEPT the East 1,000 feet of the North 110
feet of the South 2/3 of the Northeast Quarter
(NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section
Twelve (12), Township Thirty-five (35) North,
Range Fourteen (14) East of the Third Principal
Meridian, in Cook County, Illinois;

SUBJECT TO rights of the public, the State of
Illinois, and the municipality in and to that part
of the real estate taken and used for Torrence
Avenue or otherwise for road purposes; easement in
favor of the Village of Lynwood, Illinois, for
sanitary sewer and related purposes recorded
November 3, 2004, as Document No. 0430841086;
easement in favor of the Village of Lynwood,


BUA 554

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUL. 14.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007668

REAL ESTATE TRANSFER TAX
00168.50
FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 14.05

REVENUE STAMP

0000007743

REAL ESTATE TRANSFER TAX
00084.25
FP 103034

UNOFFICIAL COPY

-2-

Illinois, for public utilities and drainage recorded November 3, 2004, as Document No. 0430841088; any apparent public utility easements; and general real estate taxes and any drainage or other special assessments for 2004 and subsequent years;

Property Index No. 32-12-201-023-0000

Common address: 19550 Torrence Avenue
Lynwood, Illinois 60411

TO HAVE AND TO HOLD the 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 premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 in future 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 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, or 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

UNOFFICIAL COPY

-3-

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 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.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in the Grantor as trustee by the terms of the trust agreement for Trust No. 0293 dated January 29, 1988, and the deed in trust. The power and authority granted to the Grantor as trustee includes the power to sell all real estate held by the trust without application to or approval by any court.

Dated: July 08TH, 2005

MUNICIPAL TRUST & SAVINGS BANK, as trustee under the provisions of a trust agreement dated January 29, 1988, and known as Trust No. 0293

By [Signature]
Its President's Office

Attest:

Catherine R. Baker

Its Exec VP.

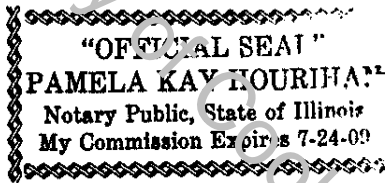
UNOFFICIAL COPY

-4-

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE)

I, the undersigned, a notary public in and for the State of Illinois, do hereby certify that the above officers of MUNICIPAL TRUST & SAVINGS BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of MUNICIPAL TRUST & SAVINGS BANK as the above trustee, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the instrument as their free and voluntary act and the free and voluntary act of the corporation as such trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of July, 2005.



Pamela Kay Hourihan

Notary Public

Prepared by:
Gregory A. Deck
Deck & Baron
200 E Court Street, Suite 508
P. O. Box 693
Kankakee, Illinois 60901
(815) 939-7373

Mail tax statements:
First National Bank of Illinois
Trust No. 3998
3256 Ridge Road
Lansing, Illinois 60438

Mail recorded deed:
Dale A. Anderson
Attorney at Law
18225 Burnham Avenue
Lansing, Illinois 60438

UNOFFICIAL COPY

AFFIDAVIT - METES AND BOUNDS

File with Recorder of Deeds of Cook County

2
State of Illinois
County of Cook

S.S.

Document # _____

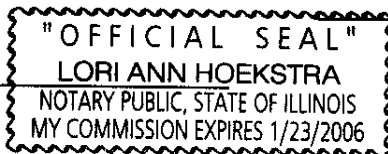
Dianne M. Schaafsma, being duly sworn on oath, states that she resides at 1248⁸¹ S Wichert N Road, Mokenca, Illinois 60954. That the attached deed is not in violation of Section 1, of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. That division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. (County ordinance requires signature of Plat Officer prior to recording.)*
10. Other: Existing parcel: no division.

SUBSCRIBED AND SWORN TO BEFORE ME this

8th day of July, 2005.

Lori Ann Hoekstra
Notary Public



Dianne M. Schaafsma
Dianne M. Schaafsma

THE RECORDING OF THE ATTACHED DEED DOES NOT NECESSARILY IMPLY THAT A BUILDING PERMIT WILL BE ISSUED.

(Plat Officer*)

(Date)