

UNOFFICIAL COPY

DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Lola Donofrio, for and in consideration of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 17th day of December, 19 73, and known as Trust Number 2558, the following described real estate in the County of Cook and State of Illinois to wit: Street address: 2350 and 2540 S. 27th Avenue, Broadview, Illinois Legal description: See Exhibit A-3 attached hereto and made a part hereof.

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NO TAXABLE CONSIDERATION

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate, convey, street, highways or alleys and to subdivide or part thereof, and to resubdivide said real estate as often as desired, to dedicate, 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, to 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, to lease to any person or in fee, on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 years, and to renew or extend leases upon any term 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 lease 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 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 dependent upon 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 do 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 execution of any deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, or to see to the compliance with the provisions 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 Register of Titles of said county) relying upon or claiming under any such mortgage, 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement, or in all amendments thereof, in any, and binding upon all beneficiaries hereunder, and (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 compliance 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank 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, 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, and no 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 Trustee, or any successor in trust, or by its attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as a 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 incurred, so far as the trust property and funds in the actual possession of the Trustee shall be available for the payment and discharge thereof, all persons and corporations, and whoever 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, profits 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, profits and proceeds as aforesaid, the intention hereof being to rest in said Amalgamated Trust & Savings Bank, the entire legal and equitable title in fee simple, 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 Register 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, "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and waives, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, has hereunto set her hand and seal, this 8th day of January, 1974. [Signature: Lola Donofrio]

STATE OF ILLINOIS, I, ANN MELTZER, a Notary Public in and for said County of COOK, do hereby certify that Lola Donofrio, a spinster

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and deed, and that she is not under any legal disability, and that she understands the contents and meaning of the same, and that she is executing the same for the purposes and in accordance with the intent and purpose therein set forth, including the release and waiver of the right of homestead. GIVEN under my hand and seal this 8th day of January, A.D. 1974. [Signature: Ann Meltzer]

My commission expires My Commission Expires October 8, 1975. Notary Public

Address of grantee: Amalgamated Bank, 100 S. STATE ST. CHICAGO, ILL. 60603 Attention: TRUST DEPARTMENT

This document was prepared by Michael E. Phenner, One First National Plaza, Chicago, Illinois 60670.

This space for affixing State and Revenue Stamps

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EXHIBIT A-3

PARCEL 2:

THAT PART OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBE AS FOLLOWS:

BEGINNING AT A POINT 752.0 FEET EAST OF THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER) AND 954.81 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER (MEASURED PARALLEL WITH THE EAST LINE OF INDIANA HARBOR BELT RAILROAD); THENCE NORTH WESTERLY ALONG A CURVED LINE CONVEXED TO THE NORTH EAST HAVING A RADIUS OF 260.44 FEET AN ARC DISTANCE OF 189.56 FEET TO A POINT OF TANGENCY; THENCE NORTH WESTERLY ALONG A STRAIGHT LINE 48.33 FEET TO A POINT OF CURVATURE SAID POINT BEING 164.70 FEET EAST OF THE EAST RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PERPENDICULAR TO SAID EAST LINE) AND 1091.31 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER (MEASURED PARALLEL WITH THE EAST LINE OF INDIANA HARBOR BELT RAILROAD); THENCE NORTH WESTERLY ALONG A CURVED LINE CONVEXED TO THE SOUTH WEST AND HAVING A RADIUS OF 260.44 FEET AN ARC DISTANCE OF 248.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD SAID POINT BEING 1266.01 FEET NORTH OF THE SOUTH LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SAID SECTION 21; THENCE NORTH ALONG SAID EAST LINE 106.46 FEET TO THE SOUTH LINE OF A STRIP OF LAND CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD BY DEED RECORDED AS DOCUMENT 2577207; THENCE SOUTH EASTERLY ALONG SAID SOUTH LINE 110.34 FEET; THENCE SOUTH EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 24 DEGREES, 32 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE A DISTANCE OF 373.56 FEET TO A POINT ON A LINE, SAID LINE BEING 752.0 FEET EAST OF THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER). THENCE SOUTH ALONG SAID LINE 95.40 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE NORTH 130.0 FEET OF THE SOUTH 436.0 FEET OF THE EAST 280.0 FEET OF THE WEST 300.0 FEET OF THAT PART OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS

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AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

MICHAEL E. PHENNER, being first duly sworn on oath, deposes and says that:

1. His office is located at One First National Plaza, Suite 5200, Chicago, Illinois 60670.

2. He is an attorney for the grantor in a deed dated the 8th day of January, 1974, conveying the premises legally described on Exhibit A attached hereto.

3. The instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1974, as amended, Ch. 109, Ill. Rev. Stats., for the reason that:

The instrument aforesaid is a conveyance of an existing parcel or tract of land, the same having been acquired by the grantor in the above mentioned deed by a deed to grantor dated January 1, 1974 from Chicago Title and Trust Company under Trust No. 33634.

Further affiant sayeth not.

Michael E. Phenner
Michael E. Phenner

Subscribed and sworn to
before me this 8th day
of January, 1974.

Mary P. Hoberman
Notary Public



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EXHIBIT A

PARCEL 2:

THAT PART OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBE AS FOLLOWS:

BEGINNING AT A POINT 352.0 FEET EAST OF THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER) AND 954.81 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER (MEASURED PARALLEL WITH THE EAST LINE OF INDIANA HARBOR BELT RAILROAD); THENCE NORTH WESTERLY ALONG A CURVED LINE CONVEXED TO THE NORTH EAST HAVING A RADIUS OF 260.44 FEET AN ARC DISTANCE OF 189.56 FEET TO A POINT OF TANGENCY; THENCE NORTH WESTERLY ALONG A STRAIGHT LINE 48.33 FEET TO A POINT OF CURVATURE SAID POINT BEING 164.70 FEET EAST OF THE EAST RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PERPENDICULAR TO SAID EAST LINE) AND 1091.31 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER (MEASURED PARALLEL WITH THE EAST LINE OF INDIANA HARBOR BELT RAILROAD); THENCE NORTH WESTERLY ALONG A CURVED LINE CONVEXED TO THE SOUTH WEST AND HAVING A RADIUS OF 260.44 FEET AN ARC DISTANCE OF 248.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD SAID POINT BEING 1266.01 FEET NORTH OF THE SOUTH LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SAID SECTION 21 THENCE NORTH ALONG SAID EAST LINE 106.46 FEET TO THE SOUTH LINE OF A STRIP OF LAND CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD BY DEED RECORDED AS DOCUMENT 2577207; THENCE SOUTH EASTERLY ALONG SAID SOUTH LINE 110.34 FEET; THENCE SOUTH EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 24 DEGREES, 32 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE A DISTANCE OF 373.56 FEET TO A POINT ON A LINE, SAID LINE BEING 352.0 FEET EAST OF THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF THE NORTH EAST QUARTER). THENCE SOUTH ALONG SAID LINE 95.40 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE NORTH 130.0 FEET OF THE SOUTH 436.0 FEET OF THE EAST 280.0 FEET OF THE WEST 300.0 FEET OF THAT PART OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 30 '74 3 18 PM

Charles R. Olson
RECORDER OF DEEDS

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Name: CHICAGO TITLE AND TRUST COMPANY

Address: 111 WEST WASHINGTON

City: CHICAGO, ILLINOIS 60602

ATTN: J. WERLE

Form 104 R 5/72

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END OF RECORDED DOCUMENT