

This Indenture Witnesseth, That the Grantor <sup>S</sup> ANTHONY KROSS AND  
 AUDREY J. KROSS, HIS WIFE  
 of the county of Cook and State of Illinois for and in consideration  
 of Ten and no/100 Dollars,  
 and other good and valuable considerations in hand paid, Convey.....and Warrant..... unto the FIRST  
 NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the  
 laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement  
 dated the 14th day of February, 1974, known as Trust Number 3187,  
 the following described real estate in the County of Cook and State of Illinois, to-wit:

All that part of the North East 1/4 of Section 21, Township 37 North, Range 11,  
 East of the Third Principal Meridian, lying North of the Right of way of the  
 Chicago and Alton Railroad Company through said North East 1/4 except therefrom  
 (1) that portion of said North East 1/4 conveyed to the Sanitary District of Chicago  
 and (2) that portion of said North East 1/4 conveyed by the Western Stone Company  
 to the Illinois Stone Company by deed dated June 2, 1893 and recorded as Document  
 No. 187931 in Book 4339, page 170 conveying that part of the South West 1/4 of  
 the North East 1/4 of Section 21, Township 37 North, Range 11, East of the Third  
 Principal Meridian, bounded and described as follows: Commencing on the West line  
 of said tract 374.25 feet North of the South West corner thereof; thence North  
 Easterly on an angle of 1 degree, 3 minutes from West line of said tract 330 feet  
 to a point on curve; thence North Easterly on curve, the radius of which is 5700  
 feet and curving to the North 70 feet to a point of tangency; thence North Easterly  
 on a tangent to said curve 298 feet more or less to the North Westerly line of right  
 of way of the Chicago and Alton Railroad; thence South Westerly along said right of  
 way 1122 feet to the West line of said tract; thence North 155.5 feet to the place of  
 beginning and (3) that portion of said North East 1/4 occupied or known as the  
 Illinois and Michigan Canal and its 90 foot reserve strips on either side thereof  
 (4) that portion of the said North East 1/4 lying Northerly of the Northerly line  
 of the Northerly 90 foot reserve strip of said Illinois and Michigan Canal and  
 Southerly of a line drawn parallel with and 400 feet Northerly of the said Northerly  
 line of the Northerly 90 foot reserve strip of Illinois and Michigan Canal, in  
 Cook County, Illinois.

All that part of the North East 1/4 of Section 21, Township 37 North,  
 Range 11, lying Northerly of the Northerly line of the Northerly 90  
 foot reserve strip of the Illinois and Michigan Canal and Southerly  
 of a line drawn parallel with and 400 feet Northerly of the said Northerly  
 line of the Northerly 90 foot reserve strip of the Illinois and Michigan Canal,  
 lying east of the 3rd principal meridian in Cook County, Illinois

22 660 108

# UNOFFICIAL COPY

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

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.

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 lease to commence in the present 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 changes of any kind, to release, convey or assign any right, title or interest in or about or encumbrance 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 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 was true 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.

If the title to any of the above lands 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" or "upon condition," or 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 and releases 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 has hereunto set their hand and seal this 14th day of February 1974

(SEAL) *Anthony Cross*  
ANTHONY CROSS

*Audrey J. Cross* (SEAL)  
AUDREY J. CROSS

(SEAL) This instrument was prepared by  
Alan J. Schroeder  
29 S. La Salle St., Chicago, Ill.

Exempt under provisions of Paragraph (SEAL)  
Section 4, Real Estate Transfer Tax Act.  
3-4-74  
*Arnie Moulton*  
Clerk, Seller or Representative

NO TAXABLE CONSIDERATION  
22 660 108

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*Sidney R. Olson*

974 MAR 20 AM 11 58

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

STATE OF Illinois  
COUNTY OF Cook

HAR-20-74 773940 • 22660108 • A Rec  
XXXXXXXXXX Jacqueline McLAIR

6.10

a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANTHONY KROSS AND AUDREY J. KROSS, HIS WIFE 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, 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 14th day of February 1974  
*Jacqueline McLAIR*  
My commission expires XXXXXXXX



Property of Cook County Clerk's Office



MAIL

22660108

Deed in Trust

WARRANTY DEED

TO  
THE FIRST NATIONAL BANK OF  
EVERGREEN PARK  
3101 WEST 95TH STREET  
EVERGREEN PARK, ILL.  
TRUSTEE



MAIL TO: First National Bank of Evergreen Park  
3101 West 95th Street  
Evergreen Park, Illinois 60121



END OF RECORDED DOCUMENT