

22 943 377

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This Indenture Witnesseth, That the Grantors, HAZEL A. HEATHERWICK and her husband, EVERETT W. HEATHERWICK, EILEEN L. WAGNER and her husband, THOMAS F. WAGNER, PETER H. SMITH and his wife, LETTY SMITH, and LILA M. GANSER and her husband, RALPH V. GANSER,

of the county of Will and the State of Illinois for and in consideration

of TEN (\$10.00) AND NO/100 Dollars,

and other good and valuable considerations in hand paid, Convey unto

UNION NATIONAL BANK & TRUST CO. OF JOLIET, ILLINOIS, a national banking association, of Joliet, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 17th

day of October, 1974, known as Trust Number 1811, the following described

estate in the County of Cook and State of Illinois, to-wit:

Southwest Quarter of the Southwest Quarter, of Section 7, in Township 36-North and in Range 12 East of the third Principal Meridian.

This instrument prepared by McKee, Fitzgerald, Zolner, Bueh, Ragnalster & Hutchison, Attorneys Member of WILL COUNTY BAR ASSOCIATION

Exempt Under Provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act

Date Buyer, Seller & Representative

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, power 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 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 or 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 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 terms, 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 cases made and provided.

And the said grantors, hereby expressly waive, 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 grantors aforesaid have hereunto set their hands and seal, this 17th day of October, 1974.

Signatures of Hazel A. Heatherwick, Everett W. Heatherwick, Eileen L. Wagner, Thomas F. Wagner, Peter H. Smith, Letty Smith, Ralph V. Ganser, and Lila M. Ganser.

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UNOFFICIAL COPY

1974 NOV 20 PM 1 10

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS. I. PAUL O. MCKEOWN,

a Notary Public in and for said County, in the State aforesaid, do hereby certify that HAZEL A. HEATHERWICK and EVERETT W. HEATHERWICK, EILEEN L. WAGNER and THOMAS F. WAGNER, PETER H. SMITH and LETTY SMITH, and LILA M. GANSER and RALPH V. GANSER, 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 notarial seal this 17th day of October, A. D. 1974  
*Paul O. McKeown*  
Notary Public.

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, PAUL O. MCKEOWN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that HAZEL A. HEATHERWICK and EVERETT W. HEATHERWICK, EILEEN L. WAGNER and THOMAS F. WAGNER, PETER H. SMITH and LETTY SMITH, and LILA M. GANSER and RALPH V. GANSER, 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 corrected 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 notarial seal this 16th day of December, 1974.

*Paul O. McKeown*  
Notary Public

MAIL

DEC 19 AM 9 29  
DEC-19-74 919602 • 22943377 • A — Rec 6.00

6.00

MAIL TO

Beed in Trust

ADDRESS OF PROPERTY

Manhattan-Morse Rd., Rte. 45

Cook County, Illinois

TRUSTEE

OF ILLINOIS

PAUL O. MCKEOWN  
5 W. VanBuren St.  
Joliet, IL 60431

22943377

488 818 55

488 818 55

Affidavit - Metes and Bounds

(FILE WITH KENNETH GEORGE, RECORDER OF DEEDS OF WILL COUNTY)

STATE OF ILLINOIS

COUNTY OF WILL

§ 8.

Document #

PAUL O. MCKEOWN

, being duly sworn on oath,

states that he resides at 1404 Caton Ave., Joliet, Illinois

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. The 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, 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 existing on the date of the Amendment Act into no more than 2 parts 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, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land.

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CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.



Paul O. McKeown  
PAUL O. MCKEOWN

Subscribed and sworn to before me  
this 11th day of October, 1974

Judy A. Greenfield  
NOTARY PUBLIC