

UNOFFICIAL COPY

COOK COUNTY  
FILED

RECORDED  
INDEXED

DEED IN TRUST  
FEB 27 1 51 PM '76

23 401 494

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Form 348 4/67

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, EVELYN H. HASZ, a widow and not married,

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the MOUNT PROSPECT STATE BANK a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 5th day of February 1976, known as Trust Number 539 the following described real estate in the County of Cook and State of Illinois, to-wit:

64 22 849 I 15-15-2

THAT PART OF LOT 1 IN BERRY'S SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD RANGE OF TOWNSHIPS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 38 DEGREES 59 MINUTES 1 SECOND WEST, 175.17 FEET ALONG THE SOUTH LINE OF SAID LOT 1, (BEING ALSO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY); THENCE SOUTH 79 DEGREES 30 MINUTES 45 SECONDS WEST, 888.00 FEET ALONG THE SOUTH EASTERLY LINE OF SAID LOT 1; TO A POINT ON THE EAST LINE OF THE SOUTH WEST QUARTER OF SOUTH EAST QUARTER OF SAID SECTION 14; THENCE SOUTH 79 DEGREES 31 MINUTES 4 SECONDS WEST ALONG THE SOUTH EASTERLY LINE OF SAID LOT 1 205.958 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 79 DEGREES 31 MINUTES 4 SECONDS WEST CONTINUING ALONG THE SAID SOUTH EASTERLY LINE OF SAID LOT 1, 220.00 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 56 SECONDS WEST 110.00 FEET; ALONG A LINE DRAWN PERPENDICULARLY TO SAID SOUTH EASTERLY LINE OF SAID LOT 1; THENCE NORTH 79 DEGREES 31 MINUTES 4 SECONDS EAST, 10.00 FEET ALONG A LINE WHICH IS 110.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTH EASTERLY LINE OF SAID LOT 1; THENCE NORTH 10 DEGREES 28 MINUTES 56 SECONDS WEST 19.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO SAID SOUTH EASTERLY LINE; THENCE NORTH 29 DEGREES 25 MINUTES 17.9 SECONDS WEST, 183.07 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE EASEMENT RECORDED IN DOCUMENT NO. 21401352 AND FILED AS DOCUMENT LR 2543467; THENCE NORTH EASTERLY 270.617 FEET ALONG THE SAID SOUTH LINE, SAID SOUTH LINE BEING AN ARC OF A CIRCLE OF 1,155.838 FEET RADIUS, CONVEX TO THE NORTH WEST AND WHOSE CHORD BEARS NORTH 75 DEGREES 44 MINUTES 32.1 SECONDS EAST; THENCE SOUTH 10 DEGREES 28 MINUTES 56 SECONDS EAST, ALONG A LINE PERPENDICULARLY WITH THE SAID SOUTH EASTERLY LINE OF LOT 1, 319.941 FEET TO THE POINT OF BEGINNING, CONTAINING 1.688 ACRES MORE OR LESS IN COOK COUNTY, ILLINOIS

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Mount Prospect State Bank  
15 East Busse Avenue  
Mount Prospect, Ill. 60056

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 leases to commence in present or 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 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 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 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 heretofore 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 waive, sell 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 grantor, aforesaid had, hereunto set her hand, and seal, this 5th day of February, 1976.

10<sup>00</sup>

(Seal)

*Evelyn H. Hasz*

(Seal)

(Seal)

(Seal)

State of Illinois )  
County of Cook ) ss. I, *Sharon L. BARBER*, a Notary Public in and for said County, in the state aforesaid, do hereby certify that *EVELYN H. HASZ*, widow and not remarried,



personally known to me to be the same person, whose name is \_\_\_\_\_, subscribed in 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, 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 16th day of February, 1976.

*Sharon L. Barber*

Box 818  
MOUNT PROSPECT STATE BANK  
15 East Busse  
Mount Prospect, Illinois 60056

The information only insert stamp address of above described property.

This space for affixing Riders and Revenue Stamps

NO TAXABLE CONSIDERATION

23 401 494  
Document Number

