

23 773 302

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This Indenture Witnesseth, That the Grantor... LORETTA DEKKER,.....
 a spinster.....
 of the County of..... Cook and State of..... Illinois..... for and in consideration
 of..... Ten. and No/100..... (\$10.00)..... Dollars,
 and other good and valuable considerations in hand paid, Convey..... and Warrant..... unto the SOUTH
 LAND TRUST & SAVINGS BANK a corporation duly organized and existing under the laws of the State of
 Illinois and qualified to do a trust business under and by virtue of the laws of the State of Illinois, as Trustee
 under the provisions of a trust agreement dated the..... 12th..... day of..... May..... 19..70.
 known as Trust Number..... 1358..... the following described real estate in the County of
 Cook and State of Illinois, to-wit:
 LEGAL RIDER ATTACHED HERETO AND MADE A PART HEREOF.....

Parcel 1:
 Unit 532 as delineated on survey of the following described
 parcel of real estate (hereinafter referred to as 'Parcel'):
 Lot 3 and that part of Lot 2 in favor of River Oaks West Unit
 No. 1, being a Subdivision of part of the North West quarter of
 Section 24 and that part of Lot 1 lying North of the Little
 Calumet River in the Subdivision of the South West quarter of
 Section 24, Township 36 North, Range 14, East of the Third Principal
 Meridian lying above a horizontal plane drawn at an elevation of
 609.13 (U. S. G. S. Datum Reference to a bench mark being the brass
 plug at center line of intersection of 159th Street and Paxton
 Avenue - Elevation 601.02 feet) bounded and described as follows:

Commencing in the South West corner of said Lot 2; thence North
 18 degrees 15 minutes 08 seconds West 29 feet along the West
 line of Lot 2; thence North 71 degrees 41 minutes 52 seconds
 East 34.37 feet; thence South 18 degrees 15 minutes 08 seconds
 East 29 feet to the South line of said Lot 2; thence South 71
 degrees 44 minutes 52 seconds West 34.37 feet; to the point of
 beginning, all in Cook County, Illinois, which survey is attached
 as Exhibit 'A' to Declaration of Condominium Ownership made by
 American National Bank and Trust Company of Chicago, as Trustee
 under Trust No. 21073, recorded in the Office of the Recorder of
 Deeds of Cook County, Illinois as document no. 2185342 as amended,
 together with a percentage of the common elements appurtenant to
 said unit as set forth in said Declaration, in Cook County, Illinois.

ALSO

Parcel 2:
 Easement for ingress and egress for the benefit of Parcel 1 over
 and upon Lot 4 in River Oaks West Unit No. 1, Subdivision
 aforesaid and as set forth in Declaration recorded November 15
 1971 as document no. 21712820 and created by deed from American
 National Bank and Trust Company, Trustee under Trust No. 21073
 to Gregory Heying and Jean Heying, his wife, and recorded as
 document 22027852 over and upon Lot 1 in River Oaks Unit No. 1,
 Subdivision aforesaid as created by said Subdivision all in Cook
 County, Illinois.

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Recorder's Office

UNOFFICIAL COPY

Property of Cook County Clerk

GRANTEES ADDRESS: 16178 South Park Avenue, South Holland, IL 60473

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 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 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 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 trustees 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 and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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 dispositions 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 waive, release 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 her hand and seal this 8th day of November, 1976.

[SEAL]

Loretta Dekker

[SEAL]

[SEAL]

2-773 302

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STATE OF ILLINOIS

COUNTY OF COOK

ss.

I, Clarice D. Toth

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Lorita Dekker, 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, 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
8th day of November A. D. 1976.

Notary Public.

Property of Cook County Clerk's Office



23773302

1558

TRUST NO. 1558

Deed In Trust
WARRANTY DEED

- TO -

SOUTH HOLLAND TRUST
& SAVINGS BANK
TRUSTEE
South Holland, Illinois

Box 72

END OF RECORDED DOCUMENT