

WARRANTY DEED IN TRUST

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REGISTERED

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THIS INSTRUMENT WITNESSETH, That the Grantor, EUGENE L. SCHAEFFER, A Bachelor 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 consideration in hand paid, Conveys and warrants unto THE DROVERS NATIONAL BANK OF CHICAGO, a National banking association (successor by merger to Drovers Trust and Savings Bank), trustee under the provisions of a trust agreement dated the 20th day of April 1977, known as Trust Number 77065, the following described real estate in the County of Cook and State of Illinois, to-wit:

Address of Grantee: 1542 W. 47th Street, Chicago, Ill. 60609

(See Legal Descriptor hereto attached)

This instrument was prepared by Jacob J. Chapman, 180 N. La Salle Street, Chicago, Illinois 60601



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 alley, side or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase or 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 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 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 should 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 the 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 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 "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 hereunto set his hand and seal this 20th day of April 1977. (Seal) (Seal) (Seal)

(Consideration less than \$500)

State of Illinois ss. I, Francis C. Kuziel, Notary Public in and for said County, County of Cook the state aforesaid, do hereby certify that Eugene L. Schaeffer, a Bachelor,

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this April 19, 77.



Francis C. Kuziel, Notary Public

The Drovers National Bank of Chicago Box 538 70 Brinker Rd., Barrington Hills, Illinois For information only (insert street address (or general location) of above described property.)

Examined under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act Date: April 20, 1977

This space for Sales Orders and Revenue Stamps

23917667

# UNOFFICIAL COPY

PROVERS  
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Filed in Trust  
WARRANTY DEED

BOX 538

TRUST NO

## Parcel 1:

That part of the West half of the North West quarter of Section 10, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows:

Commencing at a point in the East line of said West half of the North West quarter that is 200.0 feet North from the South East corner of said West half of the North West quarter for a place of beginning; thence North on said East line of the West half of the North West quarter 674.6 feet; thence North Westerly on a line forming an angle of 97 degrees, 17 minutes from South to West to North Westerly with the last described line 101.3 feet, thence South Westerly on a line forming an angle of 155 degrees, 40 minutes from the South East to

South to South Westerly with the last described line, 563.72 feet; thence South Westerly on a line forming an angle of 162 degrees 08 1/2 minutes from North East to South to South Westerly with the last described line 11.60 feet; thence South Westerly on a line forming an angle of 157 degrees, 14 minutes from the North East to the South to South Westerly with the last described line 304.0 feet; thence South on a line parallel with the said East line of the West half of the North West quarter a distance of 202.94 feet to a point on a line that is parallel with and 350.00 feet North from the South line of said West half of the North West quarter; thence East on the last described parallel line a distance of 355.03 feet to the place of beginning (excepting therefrom the East 25.0 feet thereof which has been platted for Highway and recorded on September 1, 1905, as document 3746842 in Book 90 of Plats, on page 29, in the Recorder's Office of Cook County, Illinois) all in Barrington Township;

ALSO

## Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress to and from Brinker Road, 33 feet in width, as created by deed from Continental Illinois National Bank and Trust Company of Chicago, trustee under trust agreement dated June 29, 1962 and known as Trust No. 52539 to Rose B. Grosse, dated March 30, 1966 and recorded April 4, 1966 as document 19785403, the center line of said easement being described as follows:

That part of the West half of the North West quarter of Section 10, Township and Range as aforesaid, described as commencing at a point in said Brinker Road on the East line of said West half of the North West quarter, 1564.8 feet South from the North East corner thereof; thence South Westerly on a line forming an angle of 94 degrees, 24 minutes from North to West to South Westerly with the last described line 95.75 feet; thence South Westerly on a line forming an angle of 167 degrees, 02 minutes from the North East to South to South Westerly with the last described line 256.0 feet; thence South Westerly on a line forming an angle of 174 degrees, 06 minutes from North East to North to West and South Westerly with the last described line 242.0 feet, thence South Westerly on a line forming an angle of 163 degrees, 16 minutes from North East to South and South Westerly with the last described line 188.85 feet; thence South Westerly on a line forming an angle of 141 degrees, 40 minutes from the North East to South to South Westerly with the last described line 259.7 feet; thence South Easterly on a line forming an angle of 139 degrees, 38 minutes from North East to East to South Easterly with the last described

line 23.6 feet to the Terminus of this easement; all in Cook County, Illinois. \*\*

END OF RECORDED DOCUMENT

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