

UNOFFICIAL COPY

24740874

WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, **VINCENT TRIBO and JUANITA E. TRIBO, his wife,**

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 **FIRST NATIONAL BANK IN CHICAGO HEIGHTS,** a corporation of the United States of America, as Trustee under the provisions of a trust agreement dated the **26th** day of **October** **1978**, known as Trust Number **4425**, the following described real estate in the County of **Cook** and State of Illinois, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF)

Exempt under provisions of Paragraph **6**, Section 4, Real Estate Transfer Tax Act.

11-29-78
Date **Notary, Sealed as Representative**

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 of 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 loan, 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 198 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 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 hereunder, (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 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 **S** hereby expressly waive and release any and all right or benefit under any 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 **S** aforesaid have hereunto set **their** hand **S** and seal **S** this **26th** day of **October** 19**78**.

Vincent Tribo (Seal)

Juanita E. Tribo (Seal)

(Seal)

(Seal)

ILLINOIS
COOK

SS.

I, **DONALD E. ARNELL**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **VINCENT TRIBO and JUANITA E. TRIBO, his wife,**

THIS INSTRUMENT PREPARED BY
DONALD E. ARNELL
1010 ORD Highway
Chicago Heights, IL 60411

personally known to me to be the same person **S** whose name **S** 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 **26th** day of **October** 19**78**

Notary Public

GRANTEE:

First National Bank in Chicago Heights
100 First National Plaza
Chicago Heights, Illinois 60411

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

Document Number

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EXHIBIT A

PARCEL 1:

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 AND 990 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH WEST 1/4 THENCE WESTERLY ALONG A LINE 990 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH WEST 1/4 FOR A DISTANCE OF 35.9 FEET THENCE SOUTHEASTERLY A DISTANCE OF 61.55 FEET ALONG A LINE MAKING AN ANGLE OF 59 DEGREES 0 MINUTES WITH THE LAST NAMED LINE (WHEN TURNED FROM WEST TO SOUTH EAST) THENCE SOUTHWESTERLY A DISTANCE OF 62.48 FEET ALONG A LINE MAKING AN ANGLE OF 47 DEGREES 31 MINUTES WITH THE LAST NAMED LINE (WHEN TURNED FROM SOUTH EAST TO SOUTH WEST); THENCE SOUTHEASTERLY A DISTANCE OF 59.05 FEET ALONG A LINE MAKING AN ANGLE OF 58 DEGREES 44 MINUTES (WHEN TURNED FROM SOUTH WEST TO SOUTH EAST) THENCE SOUTHWESTERLY A DISTANCE OF 135.05 FEET ALONG A LINE MAKING AN ANGLE OF 63 DEGREES 53 MINUTES WITH THE LAST NAMED LINE (WHEN TURNED FROM SOUTH EAST TO SOUTH WEST) THENCE SOUTHEASTERLY A DISTANCE OF 57.8 FEET ALONG A LINE MAKING AN ANGLE OF 50 DEGREES 16 MINUTES WITH THE LAST NAMED LINE (WHEN TURNED FROM SOUTH WEST TO SOUTH EAST) THENCE SOUTHWESTERLY A DISTANCE OF 74.8 FEET ALONG A LINE

MAKING AN ANGLE OF 65 DEGREES 31 MINUTES WITH THE LAST NAMED LINE (WHEN TURNED FROM SOUTH EAST TO SOUTH WEST); THENCE SOUTHEASTERLY A DISTANCE OF 39.2 FEET ALONG A LINE MAKING AN ANGLE OF 312 DEGREES 16 MINUTES WITH THE LAST NAMED LINE (WHEN TURNED FROM SOUTH WEST TO SOUTH EAST) THENCE SOUTHEASTERLY A DISTANCE OF 5.13 FEET ALONG A LINE MAKING AN ANGLE OF 38 DEGREES 36 MINUTES WITH THE LAST NAMED LINE (WHEN TURNED FROM SOUTH EAST TO SOUTH); THENCE EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 100.79 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF 482.16 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS
ALSO

THE NORTH 1/2 OF THE WEST 25 FEET OF TRACT 7 IN FREDERICK H. BARTLETT'S GOLF AND COUNTRY CLUB ESTATES, BEING A SUBDIVISION OF THE SOUTH 2150 FEET OF THE EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 7 AND THE EAST 40 FEET LYING NORTH OF THE SOUTH 2150 FEET OF SAID EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 7, ALSO THE WEST 474.71 FEET OF THE SOUTH EAST 1/4 OF SAID SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAP 19, 1942 AS DOCUMENT NO 12901128, ALL IN COOK COUNTY, ILLINOIS
ALSO

THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SOUTH WEST 1/4, 1217.03 FEET NORTH OF THE SOUTH LINE OF THE SOUTH WEST 1/4 OF SECTION 7, THENCE WEST ALONG A STRAIGHT LINE WHICH MAKES AN ANGLE OF 90 DEGREES, 17 MINUTES, WITH SAID EAST LINE WHEN TURNED FROM SOUTH TO WEST, A DISTANCE OF 100.79 FEET TO A POINT, THENCE SOUTHWESTERLY A DISTANCE OF 54.0 FEET ALONG A LINE MAKING AN ANGLE OF 70 DEGREES WITH THE LAST DESCRIBED EAST AND WEST STRAIGHT LINE WHEN TURNED FROM EAST TO SOUTH EAST; THENCE SOUTHWESTERLY 92.0 FEET ALONG A LINE MAKING AN ANGLE OF 130 DEGREES WITH THE LAST NAMED LINE WHEN TURNED FROM NORTH WEST TO SOUTH WEST; THENCE SOUTHWESTERLY 85.70 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 138 DEGREES, 44 MINUTES, WITH THE LAST NAMED LINE WHEN TURNED FROM NORTH EAST TO WEST; THENCE SOUTHERLY ALONG A CURVE HAVING A RADIUS OF 988.37 FEET AND CONVEX TO THE EAST, A CHORD DISTANCE OF 268.72 FEET TO A POINT, SAID POINT BEING 241.0 FEET EAST OF THE NORTH WEST CORNER OF LOT 6 IN BUTTERFIELD PROPERTIES, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 6, AND SAID LINE EXTENDED EAST, THENCE EAST 210.23 FEET ALONG A LINE 793 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTH WEST 1/4, SAID PARALLEL LINE ALSO BEING THE NORTH LINE OF LOTS 6 AND 12 OF BUTTERFIELD PROPERTIES, TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 SAID LINE ALSO BEING THE WEST LINE OF FREDERICK H. BARTLETT'S GOLF AND COUNTRY CLUB ESTATES, THENCE NORTH A DISTANCE OF 424.03 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS EXCEPT THE WEST 33 FEET OF THAT PART OF THE WEST 1/2 OF THE EAST

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continued

1/2 OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SOUTH WEST 1/4, 1217.03 FEET NORTH OF THE SOUTH LINE OF THE SOUTH WEST 1/4 OF SECTION 7, THENCE WEST ALONG A STRAIGHT LINE WHICH MAKES AN ANGLE OF 90 DEGREES 17 MINUTES WITH SAID EAST LINE WHEN TURNED FROM SOUTH TO WEST A DISTANCE OF 100.79 FEET TO A POINT, THENCE SOUTH EASTERLY A DISTANCE OF 54.0 FEET ALONG A LINE MAKING AN ANGLE OF 70 DEGREES WITH THE LAST DESCRIBED EAST AND WEST STRAIGHT LINE WHEN TURNED FROM EAST TO SOUTH EAST; THENCE SOUTH WESTERLY 92.0 FEET ALONG A LINE MAKING AN ANGLE OF 130 DEGREES WITH THE LAST NAMED LINE WHEN TURNED FROM NORTH WEST TO SOUTH WEST, THENCE SOUTH WESTERLY 85.70 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 132 DEGREES 44 MINUTES WITH THE LAST NAMED LINE WHEN TURNED FROM NORTH EAST TO WEST, THENCE SOUTHERLY ALONG A CURVE HAVING A RADIUS OF 988.37 FEET AND CONVEX TO THE EAST A CHORD DISTANCE OF 268.72 FEET TO A POINT SAID POINT BEING 241.8 FEET EAST OF THE NORTH WEST CORNER OF LOT 6 IN BUTTERFIELD PROPERTIES AS MEASURED ALONG THE NORTH LINE OF SAID LOT 6 AND SAID LINE EXTENDED EAST, THENCE EAST 210.23 FEET ALONG A LINE 793 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTH WEST 1/4 SAID PARALLEL LINE ALSO BEING THE NORTH LINE OF LOTS 6 AND 12 OF BUTTERFIELD PROPERTIES, TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 SAID LINE ALSO BEING THE WEST LINE OF FREDERICK H. BARTLETT'S GOLF AND COUNTRY CLUB ESTATES, THENCE NORTH A DISTANCE OF 421.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

The West 162 feet (except the North half of West 24 feet) of Tract 7 in Frederick H. Bartlett's Golf and Country Club Estate being a subdivision of the South 2150 feet of the East quarter of the South West quarter of Section 7 and the East 40 feet lying North of South 2150 feet of said East quarter of the South West quarter of said Section 7 also West 674.71 feet of the South East quarter of said Section 7 all being in Township 35, Range 14 East of the Third Principal Meridian according to the plat thereof recorded May 29, 1942 as document 12901129 in Cook County, Illinois.

PARCEL 3:

Lot "E" in Thorn Grove, a Subdivision of a part of the S.W. 1/4 of the S.E. 1/4 of Section 20, Township 35 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois, EXCEPTING the following parcels: EXCEPTION 1-Of that part of Lot "E" in Thorn Grove, a Subdivision of a part of the S.W. 1/4 of the S.E. 1/4 of Section 20, Township 35 North, Range 14 East of the 3rd P.M., lying West of Chicago Road and North of the Joliet cut-off branch of the Michigan Central R. R. bounded as follows: beginning at a point on the South boundary of said Lot "E" 91.75 feet West of the S.E. corner of said Lot "E"; thence Westerly along said South boundary line a distance of 50.25 feet; thence Northwesterly for a distance of 57.30 feet to a point located on the North boundary line of said Lot "E", which point is located 142 feet West of the North East corner of Lot "E"; thence Easterly on said North boundary line a distance of 55.85 feet; thence South for a distance of 57.03 feet to the point of beginning, all in Chicago Heights, Cook County, Illinois.

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PARCEL 4:

PARCEL 1:

That part of Lot "E" in Thorn Grove, a Subdivision of part of the Northwest quarter of the Southeast quarter of Section 20, Township 35 North, Range 14 East of the Third Principal Meridian, lying West of Chicago Road and North of the Joliet Cut-Off Branch of the Michigan Central Railroad bounded as follows:

Beginning at a point on the South Boundary of said Lot "E", 91.75 feet West of the Southeast corner of said Lot "E" thence Westerly along said South boundary line a distance of 50.25 feet; thence Northwesterly for a distance of 57.30 feet to a point located on the North boundary line of said Lot "E" which point is

located 142 feet West of the Northeast corner of Lot "E"; thence Easterly on said North boundary line a distance of 55.85 feet, thence South for a distance of 57.03 feet to the place of beginning, in Cook County, Illinois.

PARCEL 2:

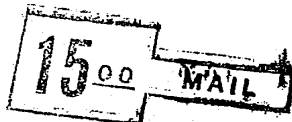
Easement for ingress, egress and parking for the benefit of Parcel 1 as created by deed from Chicago Road Building Corporation, a corporation of Illinois, to Joseph Santostefano and Adeline Santostefano, his wife dated August 20, 1971 and recorded October 27, 1971 as document 21687332 over and across that part of Lot "E" in Thorn Grove aforesaid described as follows:

Beginning at a point on the South line of said Lot "E", 91.75 feet West of the Southeast corner of said Lot "E", thence Northerly at right angles to the South line of said Lot "E" a distance of 32.0 feet to a point; thence Easterly at right angles to the last named line, a distance of 18.0 feet to a point; thence Southerly at right angles to the last named line, a distance of 32.0 feet to a point on the South line of said Lot "E" thence West on said South line, a distance of 18.0 feet to the place of beginning, all in Cook County, Illinois.

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