

UNOFFICIAL COPY 24 783 548



DEED IN TRUST

Form TR-3 4/67

24 783 548

The above space for recorder's use only

24703548

THIS INDENTURE WITNESSETH, That the Grantor Evelyn H. Hasz, a widow not since remarried

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 4th day of December, 1978, known as Trust Number 862 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This instrument was prepared by Herbert A. Kessel Rudnick & Wolfe 30 North LaSalle Street, Suite 2500, Chicago, Illinois 60602

10.00

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 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, 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.

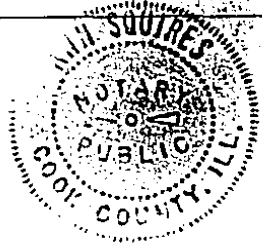
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly 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 has hereunto set her hand and seal this 6th day of December, 1978

(Seal) Evelyn H. Hasz (Seal) Evelyn H. Hasz (Seal)

State of Illinois) AS. I, a Notary Public in and for said County, in County of Cook) the state aforesaid, do hereby certify that Evelyn H. Hasz, a widow not since remarried



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 26th day of December 1978

Notary Public

66-59-806C

Property of

This space for affixing Riders and Revenue Stamps

Instrument prepared by Herbert A. Kessel

30 North LaSalle

Chicago, Illinois 60602

Document Number 24 783 548

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

For information only insert street address of above described property.

Box 533

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PARCEL 1:

THAT PART OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 27, AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT (BEING ALSO THE SOUTH LINE OF CAMP MC DONALD ROAD) 589.716 FEET WEST OF THE EAST LINE OF SAID NORTH WEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, ALONG THE AFORESAID SOUTH LINE OF CAMP MC DONALD ROAD, 94.562 FEET; THENCE SOUTHEASTERLY 14.063 FEET ALONG THE ARC OF A CIRCLE OF 28.51 FEET RADIUS, CONVEX TO THE NORTH EAST AND WHOSE CHORD BEARS SOUTH 14 DEGREES 09 MINUTES 07.5 SECONDS EAST TO A POINT ON A LINE DRAWN PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF CAMP MC DONALD ROAD THROUGH A POINT ON SAID SOUTH LINE, SAID POINT BEING 680.88 FEET (AS MEASURED ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF) WEST OF THE EAST LINE OF THE AFORESAID NORTH WEST 1/4; THENCE SOUTH 0 DEGREES 00 MINUTES 59 SECONDS EAST, 45.779 FEET ALONG SAID PERPENDICULAR LINE, SAID PERPENDICULAR LINE, BEING ALSO TANGENT TO THE AFORESAID ARC; THENCE SOUTHWESTERLY 176.276 FEET ALONG THE ARC OF A CIRCLE OF 112.221 FEET RADIUS, CONVEX TO THE SOUTH EAST TANGENT TO SAID PERPENDICULAR LINE, AND WHOSE CHORD BEARS SOUTH 54 DEGREES 59 MINUTES 01 SECONDS WEST, TO A POINT OF A REVERSE CURVE; THENCE SOUTHWESTERLY, 77.971 FEET ALONG SAID REVERSE CURVE BEING AN ARC 'A', SAID ARC 'A', BEING THE ARC OF A CIRCLE OF 101.518 FEET RADIUS, CONVEX NORTHWESTERLY AND WHOSE CHORD BEARS SOUTH 67 DEGREES 58 MINUTES 50 SECONDS WEST, TO THE POINT OF INTERSECTION WITH A LINE DRAWN 240.00 FEET (MEASURED PERPENDICULARLY), SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID NORTH WEST 1/4, SAID POINT OF INTERSECTION BEING 864.25 FEET (AS MEASURED ALONG SAID PARALLEL LINE) WEST OF THE EAST LINE OF THE AFORESAID NORTH WEST 1/4; THENCE SOUTHWESTERLY 51.585 FEET ALONG THE SOUTHWESTERLY EXTENSION OF THE AFORESAID ARC 'A', SAID SOUTHWESTERLY EXTENSION BEING THE ARC OF A CIRCLE OF 101.518 FEET RADIUS, CONVEX NORTHWESTERLY, AND WHOSE CHORD BEARS SOUTH 31 DEGREES 25 MINUTES 13.5 SECONDS WEST; THENCE SOUTH 16 DEGREES 51 MINUTES 48 SECONDS WEST, ALONG A LINE 'A' TANGENT TO THE LAST DESCRIBED ARC, 156.914 FEET TO A POINT 'A'; THENCE CONTINUING SOUTH 16 DEGREES 51 MINUTES 48 SECONDS WEST, ALONG THE SOUTHWESTERLY EXTENSION OF THE AFORESAID LINE 'A' 213.50 FEET TO THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE AFORESAID LOT 2, A DISTANCE OF 321.828 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EAST LINE OF A STRIP OF LAND DESCRIBED IN PARCEL 6. IN DOCUMENT NO. 21909518; THENCE ALONG THE FOLLOWING DESCRIBED COURSES BEING THE WESTERLY EAST LINE, THE EASTERLY WEST LINE AND THE SOUTHERLY NORTH LINE OF SAID STRIP OF LAND, SOUTHERLY 248.685 FEET ALONG THE ARC OF A CIRCLE OF 1485.00 FEET, RADIUS, CONVEX WESTERLY, AND WHOSE CHORD BEARS SOUTH 11 DEGREES 31 MINUTES 11 SECONDS EAST TO THE POINT OF A COMPOUND CURVE; THENCE SOUTHEASTERLY 79.293 FEET, ALONG SAID COMPOUND CURVE, BEING THE ARC OF A CIRCLE 72.50 FEET RADIUS, CONVEX TO THE SOUTH WEST, AND WHOSE CHORD BEARS SOUTH 47 DEGREES 38 MINUTES 28 SECONDS EAST; THENCE SOUTH 78 DEGREES 58 MINUTES 54 SECONDS EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC, 57.00 FEET; THENCE NORTHEASTERLY 106.487 FEET ALONG THE ARC OF A CIRCLE OF 72.50 FEET RADIUS, CONVEX TO THE SOUTH EAST, TANGENT TO THE LAST DESCRIBED COURSE, AND WHOSE CHORD BEARS NORTH 58 DEGREES 56 MINUTES 27 SECONDS EAST TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE AFORESAID LINE 'A'; THENCE NORTH 16 DEGREES 51 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHWESTERLY EXTENSION, TANGENT TO THE LAST DESCRIBED ARC, 266.50 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 22507684 AND SUPPLEMENTED BY DOCUMENTS 22731963, 23526098, AND 24364303,

EXHIBIT "A"

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END OF RECORDED DOCUMENT