

24 064 052

This Indenture Witnesseth, That the Grantor, Kwok Kuen William Wan and Helena Wan, His Wife of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and unto NATIONAL BOULEVARD BANK OF CHICAGO, 400-410 North Michigan Avenue, Chicago, Illinois 60611, a National Banking Association, as Trustee under the provisions of a certain Trust Agreement, dated the 10th day of AUGUST 1977, and known as Trust Number 5847, the following described real estate in the County of Cook State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

Common Address: 1078 Des Plains Avenue Forest Park, Illinois

This instrument has been prepared by: [Signature] LAKE SIDE BANK 2268 South King Drive Chicago, Illinois

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SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to any part thereof, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither National Boulevard Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said National Boulevard Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereon, 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid ha hereunto set hand and

seal this 10th day of August 19 77

[Signature] KWOK KUEN WILLIAM WAN [SEAL]

[Signature] HELENA WAN [SEAL]

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

(Attached to and forming part of Deed in Trust dated August 17, 1977 executed by Kwok Kuen William Wan and Helena Wan, his wife)

PARCEL 1: The East 28.50 Feet of the West 101.0 Feet of Lot 19 and the East 28.50 Feet of the West 101.0 Feet of the South 16.02 Feet of Lot 20

ALSO

PARCEL 2: The North 8.0 Feet of the South 24.0 Feet of Lot 19 (except the West 158.67 Feet thereof) in Block 27 in Joseph K. Dunlop's Subdivision of Blocks 17, 26, 27 and 29 of Dunlop's Addition to Oak Park in the West Half of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

PARCEL 3: Easements as set forth in the Declaration of easement and exhibit '1' thereto attached, dated July 23, 1962 and recorded July 20, 1962 as Document No. 18539214 made by La Salle National Bank, a National Banking Association, as Trustee under Trust Agreement dated February 28, 1962 and known as Trust No. 28924; and as created by the Deed from La Salle National Bank, Trustee under Trust Agreement dated February 28, 1962 also known as Trust No. 28924 to Eleanor Bank as Document No. 19736992 dated February 5, 1966 and recorded February 11, 1966, for the benefit of Parcel 1 aforesaid, for Ingress and Egress over and across: Lots 19, 20, 21, 22, 23 and 24 (except the West 158.67 Feet thereof) and Lot 25 (except the West 158.67 Feet and except the North 12.0 Feet thereof) and also that part thereof falling in Parcel 2 aforesaid)

ALSO

The South 7.0 Feet of the West 158.67 Feet of Lot 19 (except that part falling in Parcel 1 aforesaid)

ALSO

The South 10.0 Feet of the North 14.0 Feet of the West 158.67 Feet of Lot 20 (except that part thereof falling in Parcel 1 aforesaid)

ALSO

All of the above easements fall in Block 27 in Joseph K. Dunlop's Subdivision of Blocks 17, 26, 27, and 29 of Dunlop's Addition to Oak Park in the West Half of Section 13, Township 39, North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

24 064 052

LAKE SIDE BANK
2268 MARTIN LUTHER KING DR.
CHICAGO, ILLINOIS 60616

UNOFFICIAL COPY

STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, Alice T. Inis

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kwok Kuen William Wan and Helena Wah, his wife

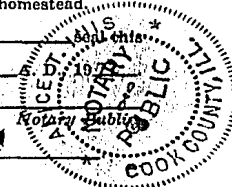
personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of right of homestead.

GIVEN under my hand and Notary

17th day of August

Alice T. Inis

My commission expires Commission Expires Jan. 28, 1981



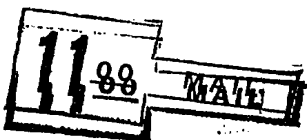
Alice T. Inis

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1977 AUG 18 PM 1:11
AUG-18-77 4 28 21

24064052 - A -- Rec

11.15



24064052

BOX

TRUST NO.

Beed in Trust

TO
NATIONAL COULEVARD BANK
CHICAGO
TRUSTEE

LAKESIDE BANK
2268 South King Drive
Chicago, Illinois 60616



END OF RECORDED DOCUMENT