



25 401 572 DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor DAVE O'BRIEN, a single person,
 never married
 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, Conveys and Warrants unto
RIVERSIDE NATIONAL BANK, a national banking association, 5 Riverside Road, Riverside, Illinois 60546, its
 successor or successors, as Trustee under a trust agreement dated the 10th day of January
 19 80, known as Trust Number 185, the following described real estate in the County of
Cook and State of Illinois, to-wit:

A part of the west 1/4 of the northeast 1/4 of section 2, township 38 north, range 12
 east of the third principal meridian, more particularly described as follows: begin
 from the intersection of the east line of said west 1/4 of the northeast 1/4 of section
 7 with the center line of Ogden Avenue as the place of beginning measure southwesterly
 210.3 feet along said center line of Ogden Avenue; Thence deflecting 15 degrees
 and 15 minutes to the right, measure southwestwardly 53.69 feet along said center
 line of Ogden Avenue to the westerly line of Lawndale Avenue produced; Thence de-
 flecting 101 degrees, 24 minutes to the right measure northwestwardly 33.66 feet
 along the westerly line of Lawndale Avenue produced to the northwesterly line of
 said Ogden Avenue; Thence deflecting 11 degrees 24 minutes to the left measure
 northwestwardly 67 feet to the southerly bank of the Desplaines River; Thence
 measure northeastwardly 270 feet more or less along the said southerly bank of
 Desplaines River; Thence measure southeastwardly 72 feet along a line which is
 at right angles to the northwesterly line of Ogden Avenue to a point in the said
 northwesterly line of Ogden Avenue which is 8 feet northeastwardly from the said
 east line of the west 1/4 of the northeast 1/4 of section 2; Thence measure south-
 wardly 8 feet along said northwesterly line of Ogden Avenue to said east line of
 the west half of the northeast 1/4 of section 2; Thence deflecting 44 degrees 38
 minutes to the left, measure southwardly 46.67 feet along the said east line of
 the west 1/4 of the northeast 1/4 of section 2 to the place of beginning, excepting
 therefrom a tract of land described as follows; beginning at the intersection
 of the east line of the west 1/4 of the northeast 1/4 of said section 2 and the
 northerly line of Ogden Avenue; Thence south 44 degrees 36 minutes 30 seconds
 west (assumed bearing) a distance of 41 feet; Thence north 45 degrees, 23
 minutes, 30 seconds west a distance of 64 feet; Thence south 44 degrees 36
 minutes, 30 seconds west a distance of 20 feet; Thence north 45 degrees, 23
 minutes, 30 seconds west a distance of 8.99 feet; Thence north 45 degrees, 25
 minutes, 36 seconds east a distance of 69.01 feet; Thence south 45 degrees
 23 minutes, 30 seconds east a distance of 72 feet to the northerly line of
 Ogden Avenue; Thence south 44 degrees, 36 minutes, 30 seconds west along said
 northerly line of Ogden Avenue a distance of 8 feet to point of beginning in
 Cook County, Illinois.

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25 401 572

UNOFFICIAL COPY

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Property

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 MAR 25 PM 12:39

Sidney H. Olson
RECORDER OF DEEDS

25401572

(Permanent Index No. 1-0-0-2-2-0-3-0-2-1-0-0-0-0)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee with respect to the real estate or any part or parts of it and at any time or times to subdivide and resubdivide; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part hereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the future, and upon any terms and for any period or periods of time, not exceeding 198 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to partition or exchange it for other real or personal property; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or among the appurtenances to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for a person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 the trustee, or be obliged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and in the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 the trust.

This conveyance is made upon the express understanding and condition that neither RIVERSIDE NATIONAL BANK, 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, 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 in, on, 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 trust 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 who may have 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 laws 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 13th day of February, 1980

(SEAL)

10.00

Mary H. O'Brien
Mary O'Brien

(SEAL)

(SEAL)

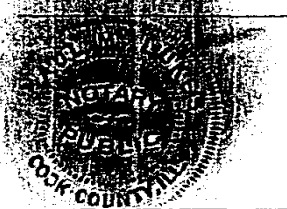
(SEAL)

State of Illinois
County of Cook

I, Paul M. Lukes, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Mary O'Brien, a single person, never married

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 21st day of March, 1980



Notary Public

THIS DOCUMENT PREPARED BY:

Paul M. Lukes
1940 W. Irving Park Road
Chicago, Illinois 60613

8210 W. Ogden Avenue, Lyons, IL 60534

For information only insert street address of above described property.

CGJ 52441

120.602.20.81

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This conveyance is being filed for record in Cook County, Illinois, through the office of the Recorder of Deeds, Sidney H. Olson.

END OF RECORDED DOCUMENT