

UNOFFICIAL COPY

25926466

This Indenture Witnesseth, That the Grantor JAMES DE GROOT, a bachelor

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 Dollars, and the good and valuable considerations in hand paid, Convey S and Warrant S unto the SOUTH HOLLAND TRUST & SAVINGS BANK a corporation duly organized and existing under the laws of the State of Illinois and qualified to do a trust business under and by virtue of the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of June 1981 known as Trust Number 5855, the following described real estate in the County of Cook and State of Illinois, to-wit.

SEE LEGAL RIDER ATTACHED HERETO AND MADE A PART HEREOF

R I D E R

Parcel One:

Lot 22 and 23 (except the South 10 feet thereof) in Block 14 in Spies Addition to Chicago, being a subdivision in the North 1/2 of the Northeast 1/4 of Section 4, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Lying within the tract of land conveyed by deed made by Trustees of Adam W. Spies to James Miles dated March 14, 1907, and recorded April 3, 1907 as Document No. 4014411 in Cook County, Illinois. Also: vacated alley West of and adjoining the premises.

Parcel Two:

Lot 252 in the 5th Addition to Catalina being a subdivision of part of the Northwest 1/4 of Section 26, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Three:

Lot 14 in Block 5 in Blouin Brothers Almar Meadows subdivision of Lot 7 (except the South 30.79 feet thereof) and Lot 1 (except the South 10 feet thereof) in Berger Subdivision of Lot 7 (except the North 10 acres) in Bergers Subdivision in the West Half of Section 14 and the North 18.242 acres (except the East 60 feet thereof) of Lot 6 in the partition of the West half of Section 14, all in Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Four:

Unit No. R-204 as delineated on A Survey of the following described property: That part of lots 26 and 27 in the First Addition to Dolton Industrial Park, being a Subdivision of part of the West Half of the Northwest Quarter of Section 11, and part of the East Half of the Northeast Quarter of Section 10, All in Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois Described as follows: Commencing on the Northwest Corner of said Lot 27, Thence South 37°-48'-55" East 140.74 Feet along the Northeasterly Right of Way line of Greenwood Avenue; Thence North 52°-11'-05" East 28.27 Feet for a place of beginning; Thence continuing North 52°-11'-05" East 73.50 feet; Thence South 37°-48'-55" East 110.80 feet; Thence North 52°-11'-05" East 13.62 Feet; Thence South 37°-48'-55" East 36.75 Feet; Thence South 52°-11'-05" West 3.62 Feet; Thence South 37°-48'-55" East 110.80 Feet; Thence South 52°-11'-05" West 73.50 Feet; Thence North 37°-48'-55" West 108.85 Feet; Thence South 52°-11'-05" West 10.00 Feet; Thence North 37°-48'-55" West 149.50 Feet to the place of beginning which survey is attached as Exhibit "B" to Declaration of Condominium made by LaSalle National Bank, a National Banking Association as Trustee under Trust Agreement dated May 5 1972 and known as Trust No. 44066 recorded as Document 22813294, together with an undivided 1.962 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said Declaration and Survey) all in Cook County, Illinois.

GRANTOR grants to GRANTEE, his successors and assigns as easements appurtenants to the above described land the easements set forth in the Declaration of easements made by LaSalle National Bank as Trustee under Trust No. 44066 recorded November 14, 1973 as Document Number 22544879 and the Grantor makes this conveyance subject to the easements hereby reserved for the benefit of adjoining parcels which are encompassed herein by reference thereto for the benefit of the land described above and adjoining parcels.

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Property of Cook County Clerk's Office

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Blank lines for recording information.

Grantee's Address: 16178 South Park Ave, So. Holland, IL 60473

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 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 praesenti or in futuro, 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 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 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 trustees 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 and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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 dispositions 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 waive, release, and release 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 his hand and seal this 16th day of June 19 81

(SEAL) James De Groot (SEAL)

THIS INSTRUMENT PREPARED BY RANDY DE GRAFF, ATTORNEY AT LAW 16178 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473

Exempt under the provisions of Paragraph E, Section 4 Real Estate Transfer Tax Act.

Date 6/16/81

Signature of Representative

25926466

UNOFFICIAL COPY

1981 JUL 6 AM 10 39

STATE OF Illinois

COUNTY OF Cook

ss. JUL--6--81, 484756

17.00

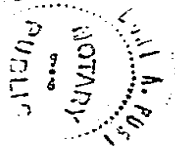
a Notary Public in and for said County, in the State aforesaid, do hereby certify that James De Groot, a bachelor

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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and _____ notarial _____ seal this _____ 27th _____ day of _____ June _____ A.D. 19 81.

Loria Post Notary Public

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JUL. 12, 1983



Property of Cook County Clerk's Office

17.00

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TRUST NO. 5855

Deed In Trust WARRANTY DEED

-- TO --

**SOUTH HOLLAND TRUST
& SAVINGS BANK**
TRUSTEE

South Holland, Illinois

South Holland Trust & Savings Bank
16178 South Park Avenue
South Holland, Illinois 60473

80500 Kott Enterprises Harvey 60426

END OF RECORDED DOCUMENT