

# UNOFFICIAL COPY

THIS DOCUMENT BEING RE-ACKNOWLEDGED AND RE-RECORDED TO CORRECT LEGAL

QUIT CLAIM

DEED IN TRUST  
COOK COUNTY ILLINOIS  
FILED FOR RECORD

24 593 988  
25 030 186

RECORDED OF DEEDS

# 2

*Edmund H. Wilson*

Section 4

FORM 423 BANK FORMS, INC.

Aug 23 10 49 AM '78

4593988

THIS INDENTURE WITNESSETH, That the Grantor, Margaret L. Cline,

A Spinster  
of the County of Cook and State of Illinois, for and in consideration of the sum of ten and no/100ths Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 22nd day of September 19 77, and known as Trust Number 77-09-2207, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED:

PARCEL 14; BUILDING N:

That part of the East half of the Southwest quarter of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Ballard Road and the West line of the Southeast Quarter of the Southwest Quarter of Section 15 aforesaid; thence South 00° 00' 00" East along said West line 779.86 feet; thence South 89° 44' 05" East 549.82 feet; thence South 89° 44' 05" East 110.33 feet; thence South 00° 15' 55" West 169.00 feet; thence South 89° 44' 05" East 44.75 feet to a line drawn from a point on the South line of Section 15, 22.50 feet East of the Southwest corner of the East half of the Southeast Quarter of the Southwest Quarter to a point on the North line of the Southeast Quarter of the Southwest Quarter 26.99 feet East of the Northwest corner of said East half of the Southeast Quarter of the Southwest Quarter of said Section 15; thence South 00° 15' 55" West along the last described line 40.00 feet to the point of beginning of parcel herein described; thence North 89° 44' 05" West 140.50 feet; thence North 00° 15' 55" East 65.58 feet; thence North 89° 44' 05" West 169.00 feet; thence South 00° 15' 55" West 110.33 feet to a line drawn South 89° 44' 05" East from a point on the West line of the Southeast Quarter of the Southwest Quarter of Section 15 aforesaid 1033.61 feet South of the center line of Ballard Road; thence South 89° 44' 05" East along the last described line for a distance of 309.50 feet to a line drawn from a point on the South line of Section 15 aforesaid 22.50 feet East of the Southwest corner of the East half of the Southeast Quarter of the Southwest Quarter to a point on the North line of the Southeast Quarter of the Southwest Quarter 26.99 feet East of the Northwest corner of said East half of the Southeast Quarter of the Southwest Quarter of Section 15 aforesaid; thence North 00° 15' 55" East along the last described line for a distance of 44.75 feet to the point of beginning, in Cook County, Illinois.

Provisions of Paragraph Transfer Tax Act.  
Buyer, Seller or Representative.  
25

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Property of Cook County

This instrument prepared by:  
Robert Figarelli  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60635

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 resubdivide 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 the 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 payments, by 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 encumbrance 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, together 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 whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, 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 The Midwest Bank and Trust Company, 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, 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 The Midwest Bank and Trust Company 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 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 or execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 23rd day of May, 1978.  
[SEAL] *Charles L. Cline* [SEAL]  
[SEAL] [SEAL]

State of Illinois )  
County of Cook ) ss. I, Catherine J. Lombardi, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Margaret L. Cline, a spinster

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 15th day of June, 1978.  
*Catherine J. Lombardi*  
Notary Public

Grantee's Address:  
Midwest Bank and Trust Company  
1606 N. Harlem Ave.  
Elmwood Park, Illinois

Ballard & Potter Roads, Des Plaines, IL  
For information only insert street address of above described property.

out of 74-03-1233

66-31-850 X

This receipt affixing Titles and Revenue Stamps

RS # 3070  
affixed to Deed of Town Note

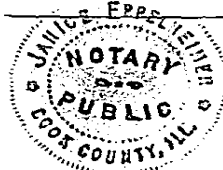
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Property of Cook County Clerk's Office

1-22-79

State of <u>Illinois</u>	} SS.	I, <u>Janice Eppelheimer</u>	Notary Public in and for said County. In
County of <u>Cook</u>		the state aforesaid, do hereby certify that <u>Margaret L. Cline, a spinster</u>	
personally known to me to be the same person whose name <u>is</u> subscribed to			
the foregoing instrument, appeared before me this day in person and acknowledged that			
<u>she</u> signed, sealed and delivered the said instrument as <u>her</u> 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 <u>15th</u> day of <u>June</u> 19 <u>79</u>			
			
<u>Janice Eppelheimer</u> Notary Public			

25 030 186

*Janice Eppelheimer*  
Midwest Bank and Trust Company  
1606 N. Halsted  
Elmwood Park, Illinois  
60635

For information only insert street address of above described property.

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DCS 4873 SM 9-71

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

Thomas E. Swinton being duly sworn on oath states that he resides at 2443 W. Central. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
-OR-  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyances of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Thomas E. Swinton

SUBSCRIBED and SWORN to before me this 14 day of August, 1971

NOTARY PUBLIC

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24593 987

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MIDWEST BANK AND TRUST CO.  
1606 NORTH HARLEM AVE.  
ELMWOOD PARK, ILL. 60635

MAIL TO:

*Handwritten signature*

Cook County Illinois

1979 JUN 29 PM 2 20

JUN-29-79 613619 • 25030186 • A --- fac

14.00

Property of Cook County Clerk's Office

*12.00*

25030186

78489-0

*Bauer*

North West Federal Savings  
and Loan Association  
4901 IRVING PARK ROAD  
BOX 438

MAIL  
666-31-858

END OF RECORDED DOCUMENT