

DEED IN TRUST
(INDIVIDUAL)

26 500 389

Form 7917 Typewrite Co-Chicago

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Kathleen Chereso, not now married
and never having been married

of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and no/ 100ths Dollars (\$ 10.00),

11 00

in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey
and Warranty to THE NORTHWEST COMMERCE BANK, an Illinois Banking Corporation whose address is
9575 West Higgins Road, Rosemont, Illinois 60018, as Trustee under the provisions of a certain Trust Agreement,
dated the 31st day of January 19 83 and known as Trust Number LT-83-004

the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1:

That part of the South East 1/4 of the North East 1/4 of Section 12, Township 42
North, Range 10 East of the Third Principal Meridian, described as follows:
Commencing at a point on the South line of said South East 1/4 of the North East
1/4, 300 feet West of the South East corner thereof; thence West along said South
Line 633.20 feet to center of Rand Road (U. S. Route 12); thence Northwestery
along the center of said road, 180.00 feet more or less to a point which is 93.40 feet
North of the South Line and 1073.40 feet West of the East line of said South East
1/4 of the North East 1/4; thence North 30 degrees 30 minutes 00 seconds East,
304.66 feet to the point of beginning; thence continuing North 30 degrees 30
minutes 00 seconds East, 46.64 feet; thence South 59 degrees 30 minutes 00 seconds
East, 45.00 feet; thence South 30 degrees 30 minutes 00 seconds West, 46.64 feet;
thence North 59 degrees 30 minutes 00 seconds West, 45.00 feet to the point of
beginning —also— that part of the South East 1/4 of the North East 1/4 of Section
12, Township 42 North, Range 10 East of the Third Principal Meridian, described as
follows: Commencing at a point on the South line of said South East 1/4 of the
North East 1/4, 300 feet West of the South East corner thereof; thence West along
said South line 633.20 feet to center of Rand Road (U.S. Route 12); thence
Northwestery along the center of said road 180.00 feet more or less to a point
which is 93.40 feet North of the South line and 1073.40 feet West of the East line
of said South East 1/4 of the North East 1/4; thence North 30 degrees 30 minutes
00 seconds East, 655.70 feet; thence North 55 degrees 05 minutes 00 seconds East
122.00 feet to a point which is 727.00 feet North from said South line; thence North
89 degrees 53 minutes 00 seconds East parallel with said South line 340.4 feet to a
point which is 300.00 feet West of the East line of said South East 1/4 of the North
East 1/4, thence South 0 degrees 00 minutes 00 seconds East parallel with said East
line 394.67 feet to a point 332.37 feet North of said South line; thence South 89
degrees 53 minutes 00 seconds West parallel to said South line, 120.00 feet to the
point of beginning; thence continuing South 89 degrees 53 minutes 00 West, 70.00
feet; thence North 0 degrees 00 minutes 00 seconds East, 194.00 feet, thence 89
degrees 53 minutes 00 seconds East, 46.00 feet; thence South 0 degrees 00 minutes
00 seconds East, 70.00 feet, thence North 89 degrees 53 minutes 00 seconds East,
24.00 feet, thence South 0 degrees 00 minutes 00 seconds East, 124.00 feet to the
point of beginning, in Cook County, Illinois, also described as being Lots 11A and
11B as shown on Plat of Survey recorded June 18, 1971 as Document 21517004 and
re-recorded July 15, 1971 as Document 21548086 in Section 12, Township 42 North,
Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in
Declaration of Covenants and easements dated July 20, 1971 and recorded August
2, 1971 as Document 21553054 and re-recorded August 2, 1971 as Document
21567452 and as created by the Mortgage from Midwest Bank and Trust Company
as Trustee UTA March 9, 1972 known as Trust Number 7203767 to Park Ridge
Federal Savings and Loan Association dated March 10, 1972 and recorded March 29,
1972 as Document 21850766 and as created by deed from American National Bank
and Trust Company of Chicago as Trustee under Trust Agreement dated April 3,
1970 known as Trust Number 29628 to Annette S. Anast dated March 10, 1972
recorded April 24, 1972 as Document 21877955 for ingress and egress.

6500918

THIS DEED IS SUBJECT TO THE PROVISIONS OF THE TAX ACT.

26 500 389

Recorder's Office

UNOFFICIAL COPY

See attached.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 FEB -8 PM 2:33

Sidney K. Olson
RECORDER OF DEEDS
26500389

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 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 successors or successors in trust all of the fee, 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 lease the term of 199 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 estate 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 who a 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 the 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 required 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 in 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 of 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 thereto, 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Northwest Commerce Bank in Rosemont, 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Northwest Commerce Bank in Rosemont 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 the said grantor, hereby expressly waives, releases 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 or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ her _____ hand _____ and seal _____ this 31st day of January 19 83.
Kathleen Chereso
(SEAL) Kathleen Chereso (SEAL)
(SEAL) (SEAL)

ADDRESS OF PROPERTY:

Samuel A. LaSusa, Esq.
(Name)
2340 Des Plaines Avenue, Suite 411
(Address)
Des Plaines, IL 60018
(City, State and Zip)

1202 Woodbury
Palatine, Illinois 60067

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

RECORDER'S OFFICE BOX NO. 533

AFIX "HIDERS" OR REVENUE STAMPS HERE
I hereby declare that the attached deed represents a transaction exempt
DOCUMENT NUMBER PROVISIONS of Paragraph E, Section 4 of the Real Estate Transfer Tax

J. J. Johnson

26 500 389

UNOFFICIAL COPY

STATE OF Illinois) ss. I, John A. Benson Notary Public in and for said
COUNTY OF Cook)
County, in the State aforesaid, do hereby certify that Kathleen Chereso,
not now married and never having been married

90 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



of the right of homestead.
Gave my hand and notarial seal this 31st day of January A.D., 1983
John A. Benson
Notary Public

This instrument was prepared by Samuel A. LaSusa, Esq., 2340 Des Plaines Avenue, Suite
411, Des Plaines, IL 60018 Name Address

1202 Woodbury, Palatine
For information only insert street address of
above described property.

Form 7917 Typcraft Co.-Chicago

UNOFFICIAL COPY of Cook County Clerk's Office

SP 2011 384

TRUST NO. _____

DEED IN TRUST
WARRANTY DEED

TO

maulita
NORTHWEST COMMERCE BANK
9575 W. Higgins Road
Rosemont, IL 60018
(312) 696-1050

26 500 389

END OF RECORDED DOCUMENT