

25 505 621

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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 (\$10.00) Dollars,  
and other good and valuable considerations in hand paid, Convey S and Warranty S unto the SOUTH  
LAND 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 pro-  
visions of a trust agreement dated the 19th day of April 1974,  
known as Trust Number 2392, the following described real estate in the County of  
Cook and State of Illinois, to-wit:

RIDER ATTACHED HERETO AND MADE A PART OF CONTAINING LEGAL DESCRIPTION.

LEGAL DESCRIPTION RIDER  
(UNIT AND CARPORT PARKING SPACE)

CEL 1 Unit 301 as delineated on survey of the following described  
parcel of real estate (hereinafter referred to as "Parcel"):

The South 208.8 feet of the East 208.8 feet of that part of the  
East 1/2 of the South West 1/4 of Section 31, Township 36 North,  
Range 15 East of the Third Principal Meridian, lying Southerly  
of Right of Way of the Chicago and Grand Trunk Railroad and  
West of the East Line of the West 20 acres of that part of the  
East 80 acres of the South West 1/4 of Section 31, lying Southerly  
of said Railroad Right of Way in Cook County, Illinois

which survey is attached as Exhibit "A" to Declaration of  
Condominium recorded in the office of the Recorder of Deeds  
of Cook County, Illinois, as document number 26764283;  
together with it's undivided percentage interest in the common  
elements.

Grantor also hereby grants to the Grantee and to the grantee's  
successors and assigns, as a limited common element appurtenant to  
the premises herein conveyed, Building Parking Space Number 8 & 17  
as defined and set forth in said Declaration and survey.

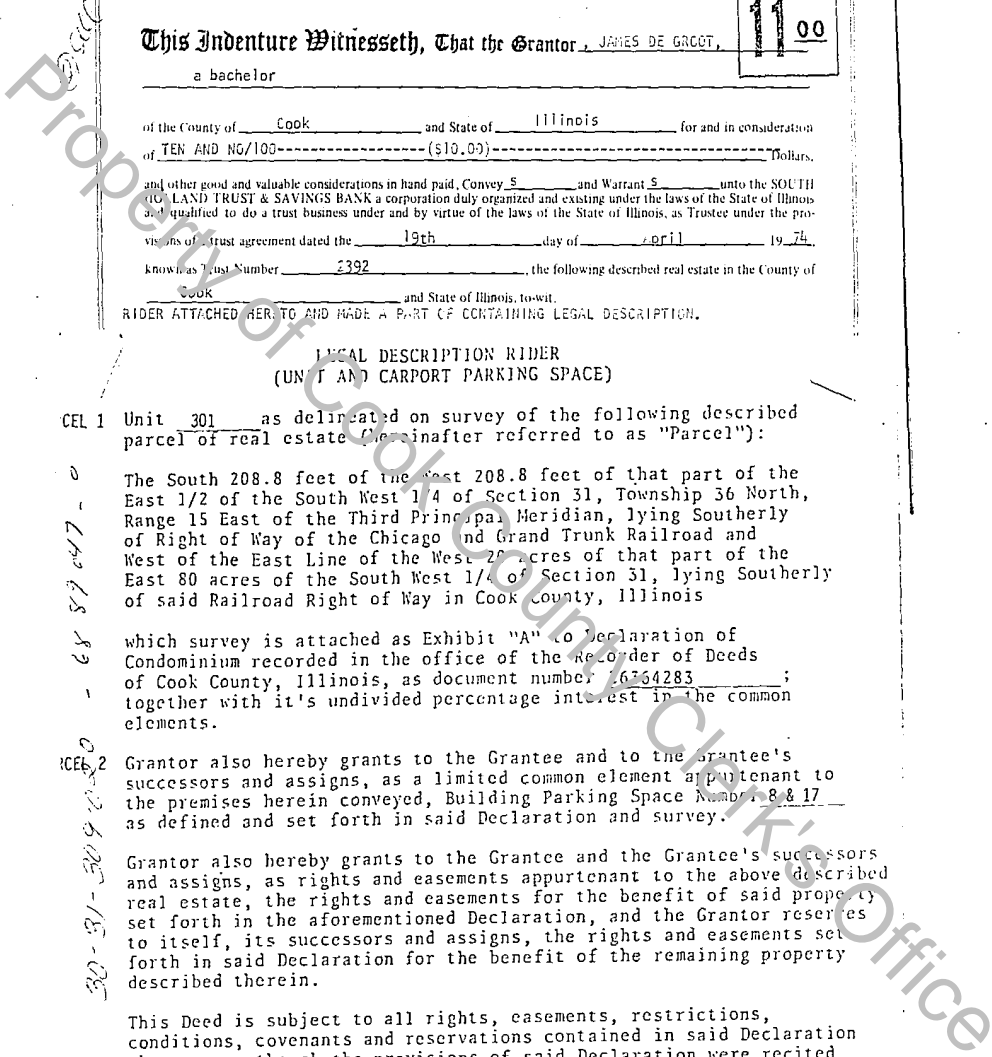
Grantor also hereby grants to the Grantee and the Grantee's successors  
and assigns, as rights and easements appurtenant to the above described  
real estate, the rights and easements for the benefit of said property  
set forth in the aforementioned Declaration, and the Grantor reserves  
to itself, its successors and assigns, the rights and easements set  
forth in said Declaration for the benefit of the remaining property  
described therein.

This Deed is subject to all rights, easements, restrictions,  
conditions, covenants and reservations contained in said Declaration  
the same as though the provisions of said Declaration were recited  
and stipulated at length herein.

This Deed is further subject to: general real estate taxes for which  
no bill has been issued as of the date hereof and the lien of additional  
taxes which may be assessed for the year in which this Deed is  
dated by reason of the construction of new or additional improvements  
during that year; drainage taxes, special taxes or assessments for  
improvements not yet completed or installments thereof not due at  
the date hereof for improvements previously completed; easements,  
covenants, conditions, restrictions, party-wall rights and agreements  
and reservations of record; the provisions of the Condominium Act  
of the State of Illinois; rights of the public, and municipality  
and State of Illinois; road rights of way; act done or suffered  
by the Grantee herein.

25 505 621

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CEL 2  
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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
 1983 FEB 14 PM 12:00  
 26505621

265-8-10-18-18

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 of part thereof, and to resubdivide said property as often as desired to contract to sell, to grant options to purchase, to lease 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 purchase, 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 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and

Seal this 18th day of January 1983  
 (SEAL) (SEAL) (SEAL)

Address of Grantee:  
 16178 South Park Avenue  
 South Holland, Illinois 60473

ATTORNEY AT LAW  
 2500 LOUIS AVENUE

26505621

STATE OF ILLINOIS  
COUNTY OF COOK

ss.

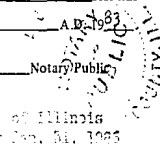
I, the undersigned, a Notary Public

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  
21<sup>st</sup> day of January A.D. 1983

*Caroline J. Decker*  
Notary Public



Property of Cook County Clerk's Office

TRUST NO. 2352

**Deed In Trust**  
WARRANTY DEED

- TO -

**SOUTH HOLLAND TRUST  
& SAVINGS BANK**  
TRUSTEE  
South Holland, Illinois

80200 KCH EMBROSSES 1014-11-60376

END OF RECORDED DOCUMENT