

UNOFFICIAL COPY

26 804 242

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 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey \$ and Warrants 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 9th day of May 1978

known as Trust Number 4073, the following described real estate in the County of Cook and State of Illinois, to-wit.

PARCEL 1: in West 60 feet of Lot 24 (excepting therefrom that part thereof as heretofore dedicated by Plat of Dedication recorded October 18, 1974 as Document Number 22881649) in South Holland Industrial Park 1st Addition (a Subdivision of part of the South West 1/4 and part of the South East 1/4 of Section 21, Township 36 North, Range 14 East of the Third Principal Meridian); ALSO

PARCEL 2: THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 24 IN SOUTH HOLLAND INDUSTRIAL PARK 1ST ADDITION (A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 AND PART OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE NORTH 90 DEGREES WEST ON THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 50 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 08 SECONDS WEST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 24 A DISTANCE OF 150 FEET, THENCE NORTH 45 DEGREES EAST A DISTANCE OF 57.71 FEET TO A POINT ON THE ARC OF A CIRCLE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 62.58 FEET; THENCE SOUTHERLY ON AN ARC OF A CIRCLE HAVING A CHORD BEARING OF SOUTH 5 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 11.94 FEET TO THE WEST LINE OF SAID LOT 24 THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS, EAST OF THE LAST DESCRIBED LINE A DISTANCE OF 183.22 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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 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 198 years, and to renew or extend lease upon any terms and for any period or periods of time to amend, change or modify leases and the terms and conditions 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 to 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 10th day of September 1983
James DeGroot (SEAL) (SEAL) (SEAL)

This document prepared by: Ronald Buikema, Attorney at Law Address of grantee: 16178 So. Park Ave., So. Holland, Ill. 60473
16231 Waukegan Ave., P.O. Box 385
So. Holland, Ill. 60473

6919620M

292/316020 & 29 21319009

10.00

Section 4 Real Estate Transfer Tax
Paid 5.00 at Registration

26 804 242

UNOFFICIAL COPY

STATE OF Illinois

COUNTY OF Cook

ss.

I, Lori A. Post

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
James DeGroot, 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
2nd day of September A.D. 1983

Lori A. Post

Notary Public

My commission expires 7-12-87



Sidney H. Olson
RECORDER OF DEEDS
26804242

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 OCT -3 PM 1:07

26 804 242

TRUST NO. 4073

Deed In Trust

WARRANTY DEED

--TO--

**SOUTH HOLLAND TRUST
& SAVINGS BANK**

TRUSTEES

South Holland, Illinois

M. J. B.
South Holland Trust & Savings Bank
16178 South Park Avenue
South Holland, Illinois 60473

END OF RECORDED DOCUMENT