

26970363

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, Conveys and warrants quit claims to 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 3rd day of January 19 84,

known as Trust Number 6941, the following described real estate in the County of Cook and State of Illinois, to-wit:

Legal Rider attached Hereto and Made a Part Herof

Address of Property: Torrence Ave + South Blvd Chgo, Ill  
Grantees address: 16178 South Park Avenue, South Holland, IL 60475

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 198 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 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal, this 3rd day of January 19 84

(SEAL) [Signature] (SEAL)  
James De Groot (SEAL)

THIS INSTRUMENT PREPARED BY JACK DALEBERG, ATTORNEY AT LAW 16178 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60475

Seal of Real Estate Tax Collector

Office

STATE OF Illinois  
COUNTY OF Cook } 88.

I, \_\_\_\_\_ the undersigned

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  
\_\_\_\_\_ day of \_\_\_\_\_ January \_\_\_\_\_ A.D. 19 84

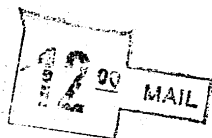
*Carrie B. Joth* \_\_\_\_\_ Notary Public

NOTARY PUBLIC STATE OF ILLINOIS  
Commission Expires Mar. 12, 1985

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TRUST NO. 6941

**Deed In Trust**  
WARRANTY DEED

- TO -

**SOUTH HOLLAND TRUST  
& SAVINGS BANK**

TRUSTEE

South Holland, Illinois

MAIL:

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

Parcel 1: All that part of the West half of the North East quarter of Section 30, Township 35 North, Range 15 East of the Third Principal Meridian, lying South of the Old Lincoln Highway (except that part described as follows: Beginning at a point 652.67 feet North of the South line of the North East quarter of Section 30, on the East line of the South West quarter of the North East quarter of Section 30, thence North Westerly 423.47 feet to the point of intersection of the Lansing Drainage Ditch and Sauk Trail (Old Lincoln Highway), thence North Easterly along the center line of Sauk Trail (Old Lincoln Highway), a distance of 220 feet, thence South Easterly 379.50 feet to the point of beginning, also

Parcel 2: The East half of the South East quarter of the South East quarter of the North East quarter (except the South 232 feet thereof) of Section 30 and the South 132 feet of the East half of the North East quarter of the South East quarter of the North East quarter of Section 30, Township 35 North, Range 15, East of the Third Principal Meridian, also

Parcel 3: A tract of land in the East half of the North East quarter of Section 30, Township 35 North, Range 15 East of the Third Principal Meridian, described as follows: Beginning at a point in the West line of said East half of the North East quarter, 550.15 feet South of the North West corner of said East half of the North East quarter, thence North Easterly along a straight line which makes an angle of 80 degrees 43 minutes when turned from the North to the North East, a distance of 802.7 feet to a point, thence South along a line which is 792.34 feet East of and parallel to said West line of the East half of the North East quarter, a distance of 800 feet to a point in the center line of Sauk Trail Road, thence South Westerly along the center line of Sauk Trail Road and said center line produced Westerly to the point of intersection with the said West line of the East half of the North East quarter, a distance of 825 feet, thence North along said West line of the East half of the North East quarter, a distance of 900 feet to the point of beginning, also

Parcel 4: The East half of the North East quarter of Section 30, Township 35 North, Range 15 East of the Third Principal Meridian, (except that part thereof conveyed to the Oswego and Indiana Plank Road Company by deed dated March 30, 1854, and recorded as document 53087 in book 78 of deeds, page 369 also except that part thereof conveyed to the Elgin, Joliet and Eastern Railroad Company by deed dated October 28, 1887, and recorded as document 895106 in book 2117, page 559, also except the South half of the South East quarter of said North East quarter of said Section 30, also except the South 132 feet of the East half of the North East quarter of the South East quarter of said North East quarter of Section 30 and also except that part thereof described as follows: Beginning at a point in the West line of said East half of the North East quarter, 550.15 feet South of the North West corner of said East half of the North East quarter; thence North Easterly along a

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*Divided by Sauk Trail - otherwise all together*

straight line which makes an angle of 80 degrees 43 minutes when turned from the North to the North East, a distance of 802.7 feet to a point; thence South along a line which is 792.34 feet East of and parallel to said West line of the East half of the North East quarter, a distance of 800 feet to a point in the center line of Sauk Trail Road, thence South Westerly along the center line of Sauk Trail Road and said center line produced Westerly to a point of intersection with said West line of the East half of the North East quarter, a distance of 825 feet, thence North along said West line of the East half of the North East quarter, a distance of 900 feet to the point of beginning, also

Parcel 3. All that part of the West half of the North East quarter of Section 30, Township 35 North, Range 15 East of the Third Principal Meridian (except therefrom that part conveyed to the Oswego and Indiana Plank Road Company by deed recorded May 8, 1854, in book 67 page 643 also excepting therefrom that part conveyed to Elgin, Joliet and Eastern Railroad Company by deed recorded November 16, 1887 in book 2117 page 559) lying North of the Old Lincoln Highway, (except a parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 15 East of the 3rd Principal Meridian, more fully described as follows: Beginning at the point of intersection of the West line of the Northeast 1/4 of said Section 30 and the South line of the Right of Way of the Elgin, Joliet and Eastern Railroad Company, said point being 199.0 feet South of the North line of said Northeast 1/4; thence East along said South line, which passes through the East line of the Northwest 1/4 of said Northeast 1/4 at a point which is 221.0 feet South of the aforesaid North line, a distance of 1175.77 feet to a point on a line drawn parallel with and 150.0 feet West of the aforesaid East line; thence South along said parallel line, a distance of 680.0 feet; thence Southwesterly on a line which forms an angle of 45 degrees from South to West with the extension South of said parallel line, a distance of 513.14 feet; thence Northwesterly on a line which forms an angle of 66 degrees, 55 minutes, 44 second from Southwest to Northwest with the extension of last described line, a distance of 269.11 feet; thence Northwesterly on a line which forms an angle of 18 degrees, from Northwest to North with the extension of last described line, a distance of 120.0 feet to a point on a line drawn parallel with and 470.0 feet East of the West line of aforesaid Northeast 1/4; thence North along said parallel line, a distance of 305.0 feet to a point on a line drawn parallel with the aforesaid North line of the Northeast 1/4; thence West on said parallel line, a distance of 470.0 feet to the aforesaid West line; thence North along said West line, a distance of 580.0 feet to the point of beginning,) all in Cook County, Illinois.

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Office