

26164572

This Indenture Witnesseth, That the Grantor JAMES DeGROOT, a bachelor,

16178 South Park Avenue, Village of South Holland

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 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 provision of a trust agreement dated the 15th day of December 1981,

known as Trust Number 6150, the following described real estate in the County of

Cook and State of Illinois, to-wit.

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

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Grantees address: 16178 South Park Ave., South Holland, IL 60473

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 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 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 consideration 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 15th day of December 1981

[SEAL]

[SEAL]

[SEAL]

[SEAL]

Exempt under the provisions of Paragraph E, Section 1 Real Estate Transfer Tax Act.

11/27/81 J. David Dillner

UNOFFICIAL COPY

STATE OF ILLINOIS

1982 MAR 8 AM 10 28

NOTARY PUBLIC STATE OF ILLINOIS

RECEIVED [Signature]

COUNTY OF COOK

SS.

I, the undersigned,

HAR-8-82 596138 26164572 -- REC 11.20

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 8th day of December, A. D. 1981.

[Signature]

Notary Public.



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

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TRUST NO. 6150

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

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UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF A CERTAIN DEED IN TRUST
DATED DECEMBER 15, 1981 BETWEEN JAMES DeGROOT, a bachelor, GRANTOR,
AND SOUTH HOLLAND TRUST & SAVINGS BANK, as Trustee, UNDER TRUST AGREEMENT
DATED DECEMBER 15, 1981, KNOWN AS TRUST NUMBER 6150

That part of the East 1/2 of fractional Section 5, Township 35 North, Range 15, East of the Third Principal Meridian in Bloom Township, Cook County, Illinois, described as beginning at a point on the West line of said East 1/2 of fractional Section 5, that is 227.19 feet North of the center of Fractional Section 5; thence Southeasterly on a line which is parallel to and 66.⁰⁰ feet North of the North 100 foot right of way of CHICAGO GRAND TRUNK RAILROAD a distance of 128.38 feet to the intersection with a line which is parallel to and 161.64 feet North of the East-West centerline of said Section 5; thence East on said 161.64 foot parallel line a distance of 115.5 feet, more or less, to a line which is parallel to and 226.⁰⁰ feet East of the West line of the East 1/2 of said Section 5; thence North on said 226.⁰⁰ foot parallel line a distance of 105.⁰⁰ feet to a line which is parallel to and 266.64 feet North of the East-West centerline of said Section 5; thence East on said 266.64 foot parallel line 530.93 feet, more or less, to the Northwesterly line of the 175 foot wide right of way of the PUBLIC SERVICE COMPANY; thence Southwesterly on said Northwesterly right of way line 403.62 feet, more or less to the East-West centerline of said Section 5; thence West on said East-West centerline 202.21 feet, more or less, to the Northeasterly right of way line of the 100 foot wide CHICAGO AND GRAND TRUNK RAILROAD COMPANY; thence Northwesterly along said 100 foot right of way 295.31 feet, more or less, to the North-South centerline of said Section 5; thence North along said North-South centerline a distance of 76.72 feet to the place of beginning.

also

That part of the East 1/2 of fractional Section 5, Township 35 North, Range 15, East of the Third Principal Meridian, in Bloom Township, Cook County, Illinois, described as beginning at a point on the Northwesterly right of way line of the 100 foot wide CHICAGO AND GRAND TRUNK RAILROAD COMPANY that is 324.49 feet Southeasterly from the East-West centerline of said fractional Section 5 measured along said Northeast right of way line; thence continuing Southeasterly along said 100 foot right of way line 704.44 feet more or less to the Indiana-Illinois State boundary line; thence Northerly along said Illinois-Indiana boundary line 790.87 feet to a line that is parallel to and 266.67 feet North of the East-West centerline of said fractional Section 5; thence West on said 266.67 foot parallel line 128.50 feet, more or less to the Southeasterly line of the 175 foot wide right of way of Public Service Company of Northern Illinois; thence Southwesterly on said Southeasterly right of way line 653.65 feet more or less to the point of beginning, All in Cook County, Illinois.

also

That part of the East 1/2 of Fraction Section 5, Township 35 North, Range 15 East of the Third Principal Meridian in Bloom Township, Cook County, Illinois, described as follows: Beginning at a point on the West line of said East 1/2 of Fractional Section 5 that is 266.64 feet North of the East and West Centerline of Fractional Section 5; Thence East on a line that is 266.64 North of and parallel with the East and West Center line of Fractional Section 5 a distance of 756.33' more or less to the Northwesterly Right-of-Way line of the 175 foot wide Right of Way of the Public Service Co; thence Northeasterly on said Northeasterly Right of Way line a distance of 45.57 feet more or less to a point on a line that is 296.64 feet North of and parallel with the East & West Centerline of Fractional Section 5; thence West on the last described parallel line a distance of 790.61 feet more or less to a point on the West line of said East 1/2 of Fractional Section 5; thence South on the last described line a distance of 30.00 feet to the point of beginning, containing 0.5327 Acres more or less.

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END OF RECORDED DOCUMENT