

26 195 652



WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1982 APR -8 AM 10:17

Sidney H. Olson

RECORDER OF DEEDS

26195652

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor S. G. Hayes and Company

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 Warranty unto the CHICAGO TITLE
AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street,
Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 19
day of March 1982, known as Trust Number 1081536 the following described real
estate in the County of Cook and State of Illinois, to-wit:

12.00

SEE ATTACHED

APR. 8 1982
[Signature]

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER
OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 00
MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTH WEST 1/4 OF
SECTION 19, A DISTANCE OF 662.68 FEET TO A POINT ON THE WESTERLY
PROLONGATION OF THE CENTER LINE OF VACATED 164TH STREET (AS HERETOFORE
DEDICATED IN COLE AND RAY'S 2ND ADDITION TO MARKHAM, A SUBDIVISION OF
THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 19); THENCE
SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST ON THE CENTER LINE OF SAID
VACATED 164TH STREET, A DISTANCE OF 654.14 FEET TO A POINT ON THE
CENTERLINE OF VACATED OAKLEY AVENUE (AS HERETOFORE DEDICATED IN THE
AFORESAID COLE AND RAY'S 2ND ADDITION TO MARKHAM); THENCE NORTH 00
DEGREES 11 MINUTES 03 SECONDS EAST ON THE CENTERLINE OF SAID VACATED
OAKLEY AVENUE, A DISTANCE OF 662.56 FEET TO THE NORTH LINE OF THE
SOUTH WEST 1/4 OF SAID SECTION 19; THENCE NORTH 89 DEGREES 50 MINUTES
00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 656.27 FEET TO
THE POINT OF BEGINNING IN COOK COUNTY IL.

26 195 652
Office

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EXEMPT UNDER PROVISIONS OF PARAGRAPH E
REAL ESTATE TRANSFER TAX ACT
DATE: 4-7-82 DECLARANT: S. G. Hayes

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate park, 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 convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee 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 the present or 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 99 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 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 trustee 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, (c) that said trustee 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 its, his or their predecessor in trust.

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 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 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 "subject to 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.

RECORD & RETURN TO LAND TRUST DEPT
CHARGE CT&T CO. TRUST # 10-87536

In Witness Whereof, the grantor aforesaid hereunto set its hand this 19 day of March 1982

THIS INSTRUMENT WAS PREPARED BY:
 S.G. HAYES AND COMPANY (Seal)
 ATTN: DONALD HAMMEL
 162nd and Western (Seal)
 Markham, IL 60426

S. G. Hayes and Company
 Donald P. Hammel, President
 John Durante, Jr., Vice President-Treasurer

State of Illinois)
 County of Cook) ss. J. R. Fagan) a Notary Public in and for said County, in
 the state aforesaid, do hereby certify that Donald D. Hammel, President
 John Durante, Jr., Vice President -Treasurer

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 free and voluntary act and deed 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 19 day of March 1982

James R. Fagan
 Notary Public

Form 81
 After recording return to:
 Box 533 (Cook County only)
 or
 CHICAGO TITLE AND TRUST COMPANY
 111 West Washington St. / Chicago, Ill. 60602
 Attention: Land Trust Department

For information only insert street address of above described property.

This space for affixing titles and Revenue Stamps

26 195 657

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AFFIDAVIT FOR PURPOSE OF PLAT AC'Y

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

26195652

S. G. Hayes & Company BY: James R. Fagan Secretary
being first duly sworn on oath deposes and says that:

1. Affiant resides at 162nd and Western, Markham, IL 60426
2. That ~~he is~~ ~~(agent)~~ ~~(officer)~~ ~~(agent)~~ ~~(officer)~~ grantor ~~is~~ in a
(deed) ~~dated~~ dated the 19th day of March 1982
conveying the following described premises:

See Attached Rider for Legal Description

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER
OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 00
MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTH WEST 1/4 OF
SECTION 19, A DISTANCE OF 662.68 FEET TO A POINT ON THE WESTERLY
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THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 19) THENCE
SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST ON THE CENTER LINE OF SAID
VACATED 164TH STREET, A DISTANCE OF 654.14 FEET TO A POINT ON THE
CENTERLINE OF VACATED OAKLEY AVENUE (AS HERETOFORE DEDICATED IN THE
AFORESAID COLE AND RAY'S 2ND ADDITION TO MARKHAM), THENCE NORTH 00
DEGREES 11 MINUTES 03 SECONDS EAST ON THE CENTERLINE OF SAID VACATED
OAKLEY AVENUE, A DISTANCE OF 662.56 FEET TO THE NORTH LINE OF THE
SOUTH WEST 1/4 OF SAID SECTION 19; THENCE NORTH 89 DEGREES 50 MINUTES
00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 656.27 FEET TO
THE POINT OF BEGINNING IN COOK COUNTY, IL.

Clerk's Office
195652

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3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended by reason that the instrument constitutes

(a) The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

(b) The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

(c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;

(d) The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

(e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

(f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

(g) Conveyances made to correct descriptions in prior conveyances.

(h) The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

(i) The instrument aforesaid is a conveyance of an existing parcel or tract of land.
Further the affiant sayeth not.

Subscribed and sworn to
before me this 7th day
of August 1982

Thomas Sanders

Notary Public

S. G. Hayes

BY: *S. G. Hayes*

Title: *Notary Public*



END OF RECORDED DOCUMENT