

# UNOFFICIAL COPY

27518065

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 Quit claims and ~~XXXXXX~~ 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 pro-  
visions of a trust agreement dated the 20th day of December 19 84,  
known as Trust Number 7382, the following described real estate in the County of  
Cook and State of Illinois, to-wit.

Lots 11, 12, 13, 14 and 15 in the Subdivision of Lot 7 in Circuit  
Court Partition of the North East 1/4 of Section 32 and the West 1/2  
of the North West 1/4 of Section 33, Township 35 North, Range 14  
East of the Third Principal Meridian, in Cook County, Illinois.\*\*

PIN: 32-33-217-006-0000  
007  
008  
009  
010

Property address: 3331-53 Commercial Avenue, South Chicago Heights, IL  
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 futuro, and upon any terms and for any period or periods of time, not exceed-  
ing 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 eas-  
ements 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  
the 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 equi-  
table, 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 waive.....S.....and release.....S.....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 12th day of April 1985

(SEAL) \_\_\_\_\_ (SEAL) James De Groot (SEAL)  
\_\_\_\_\_ (SEAL)

THIS INSTRUMENT PREPARED BY  
JACK DALEMBERG, ATTORNEY AT LAW  
16178 SOUTH PARK AVENUE  
SOUTH HOLLAND, ILLINOIS 60473

Exempt under the provisions of Paragraph E,  
Section 4 Real Estate Transfer Tax Act.

Date 4-12-85  
Buyer, Seller or Representative

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UNOFFICIAL COPY

STATE OF Illinois  
COUNTY OF Cook ss.

I, Clarice D. Toth

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  
12th day of April A.D. 1985

*Clarice D. Toth*

Notary Public

My Commission Expires Mar. 12, 1988

Property of Cook County Clerk's Office

APR 85 12: 25

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APR-19-85 5 51 16 27518065 A - REC 11 25

TRUST NO. 7382

**Deed In Trust**  
WARRANTY DEED

— TO —

**SOUTH HOLLAND TRUST  
& SAVINGS BANK**

TRUSTEE

South Holland, Illinois



MAIL TO

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

80500 Kott Enterprises Harvey 60426

**END OF RECORDED DOCUMENT**