

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

27 106 841

1984 MAY 30 PM 1:51

27 106 841

The above space for recorder's use only

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 unto the BANK OF LANSING, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of April 1984, known as Trust Number 2040-543, the following describe real estate in the County of Cook and State of Illinois, to-wit:

10.00

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to 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, 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 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, property, or any part thereof, to donate, 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 lease to commence in present or 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 199 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify any of 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 purchase the whole or any part of the premises, or any part thereof, for other real or personal property, to grant easements or covenants 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, to deal with said property and every part 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 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 every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in the trust created by this indenture and by said trust agreement, (a) that at the time of the delivery thereof 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 duties and obligations of, his, or their predecessor in trust, are fully vested with all the title, estate, rights, powers, authorities, 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 proceeds.

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 24th day of April 1984

(SEAL) James De Groot (SEAL)  
(SEAL) (SEAL)

State of ILLINOIS }  
County of COOK } ss. 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 15 day of May 1984

Jean A Post NOTARY PUBLIC STATE OF ILLINOIS  
Notary Public MY COMMISSION EXPIRES JUL 12, 1987

Grantee's address: 3115 Ridge Road, Lansing, Ill. 60438

BANK OF LANSING  
THIS INSTRUMENT WAS PREPARED BY  
BURTON EVANS, ATTORNEY  
16230 Louis Avenue  
South Holland, Illinois 60473

Wentworth Avenue, Lansing, Ill.  
For information only insert street address of above described property.

PTN 30-32-308-035 T. COR 188

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
27 106 841

Document Number

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SC U-1

251 - 2011

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**LEGAL DESCRIPTION:**  
 All that parcel of land located at Lansing situated in the County of Cook and State of Illinois, being that part of the Southwest 1/4 of Section 32, Township 36 North, Range 15 East of the Third Principal Meridian, bounded and described according to said plat as follows: Beginning at the intersection of the East line of said Southwest 1/4, said East line being also the centerline of Wentworth Avenue (66 feet wide), and a line 50.00 feet (as measured at 90 degrees), Northeast of and parallel with the centerline of the Westward main tract of railroad formerly of The Philadelphia, Baltimore and Washington Railroad Company; thence Northwesterly, along said parallel line, 270.00 feet thence Northeasterly, at 90 degrees to the last described course, 37.65 feet; to the Southwest line of West Street (66 feet wide); thence Southeasterly along said Southwest line of West Street, 66.49 feet, to the North line of the Southeast 1/4 of said Southwest 1/4; thence East, along the North line of the Southeast 1/4 of said Southwest 1/4, 55.01 feet to the East line of said Southwest 1/4; thence South, along the East line of said Southwest 1/4, 184.06 feet, to the point of beginning.

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Cook County Clerk's Office