

27152962

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, Convey quit claims 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 provisions of a trust agreement dated the 25th day of June 1984, known as Trust Number 7157, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 18 to 21 inclusive in Block 10 in Calumet Center Gardens First

Additional being a Subdivision of that part of the South 1/2 of the South East 1/4 of Section 10, Township 36 North, Range 14 East of the Third Principal Meridian, lying West of the East line of the West 80 rods and that part of Lots 7 and 8 in Subdivision of part of Lots 4, 5 and 6 in Van Vuuren's Subdivision lying East of the East line of said West 80 rods according to the plat thereof recorded July 27, 1929 as Document No. 1045973 in Cook County, Illinois.**

Property address: 15339 Chicago Ave., Dolton, Illinois 60419

Grantees address: 16178 South Park Avenue, South Holland, IL 60473

TO HAVE AND TO HOLD the said premises with the appurtenances unto 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 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 make 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, and releases, 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 25th day of June 1984.

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

(SEAL) James De Groot (SEAL)

Exempt under the provisions of Paragraph E, Section 4 Real Estate Transfer Tax Act.
Date: 6-27-84
Notary Public in and for Illinois

27152962

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

28th

day of

June

A.D. 1984

Clarice D. Toth

Notary Public

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

JUN-29-84

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TRUST NO. _____

Deed In Trust

WARRANTY DEED

- 70 -

SOUTH HOLLAND TRUST

& SAVINGS BANK

TRUSTEE

South Holland, Illinois

South Holland Trust & Savings Bank

16178 South Park Avenue

South Holland, Illinois 60473

JUN 29 1984

MAILED

NOTARY

80500 Kott Enterprises Harvey 60426

END OF RECORDED DOCUMENT