

27192633

This Indenture Witnesseth That the Grantor (s) GEORGE A. MOSER and JAMES M. MOSER, as Tenants in Common

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars,

and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, a Trustee under the provisions of a trust agreement dated the 2nd day of April 19 84 as Trust Number 42711, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

John A. Salomon
Date
Edward S. Salomon
Solely or Representative
from 51028193

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 redivide said property as often as he may see fit, 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 present 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 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 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 predecessors 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 "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 and release 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 have hereunto set their hands and

seal, this 20th day of July 19 84

George A. Moser (SEAL) James M. Moser (SEAL)
James M. Moser (SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward S. Salomon, Esq. 65 W. Washington Street, #1600
Chicago, Illinois 60602
Name Address

Property of Cook County Office

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

30 JUL

ss. I, _____ the undersigned

Notary Public, in and for said County, in the State aforesaid, do hereby certify that
George A. Moser, and James T. Moser, as tenants
in common

12.00

_____ who
personally known to me to be the same person, s _____ whose name s _____ subscribed to
the foregoing instrument appeared before me this day in person, and acknowledged that
they signed, sealed and delivered the said instrument as their
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 _____ day
of _____ 19 _____

John J. Nelson
Notary Public.

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BOX 8

TRUST No... 42711....

DEED IN TRUST

TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE

PROPERTY ADDRESS

HARRIS TRUST AND SAVINGS BANK
CHICAGO
111 West Monroe Street

1224 (REV. 11/72)

EXHIBIT A

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE COMMON EAST AND WEST SECTION LINE, 1538.09 FEET EAST (AS MEASURED ALONG SAID SECTION LINE) FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6 (SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 7); THENCE S 84°34'20" W 190.00 FEET TO A POINT OF CURVATURE ON THE SOUTH LINE OF RELOCATED HASSEL ROAD, RECORDED AS DOCUMENT 21323708; THENCE CONTINUING ALONG SAID SOUTH LINE, ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 950.00 FEET, AN ARC DISTANCE OF 97.26 FEET, AND A CHORD DISTANCE OF 97.22 FEET AND WITH A BEARING OF N 81°38'23" W TO A POINT ON SAID CURVE; THENCE S 11°17'36" W ALONG A RADIAL LINE 67.55 FEET; THENCE S 35°00'00" W 337.75 FEET; THENCE S 55°00'00" E 438.00 FEET; THENCE N 35°00'00" E 137.00 FEET; THENCE N 55°00'00" W 19.00 FEET; THENCE N 19°09'09" E 10.94 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE WHICH IS CONVEX WESTERLY AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 110.54 FEET, AND A CHORD DISTANCE OF 109.92 FEET WITH A CHORD BEARING OF N 08°32'04" E; THENCE N 02°01'18" W 10.00 FEET; THENCE N 10°41'21" E 321.23 FEET; THENCE N 05°25'40" W 50.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

EDWARD S. SALOMON, being duly sworn on oath, states that he resides at 69 W. WASHINGTON STREET (600) CHICAGO, ILLINOIS and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)
- OR-
- the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.
- 2. 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.
- 3. 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.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Edward Salomon

SUBSCRIBED and SWORN to before me

This 30 day of July, 19 89

Walter

Notary Public



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END OF RECORDED DOCUMENT