

85 086 416
UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor Janet L. Vander Kelen, a Spinster

of the County of Cook and the State of Illinois for and in consideration of

Ten (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey S and Warrant S unto LASALLE NATIONAL

BANK, a national banking association, of 135 South La Salle Street, Chicago, Illinois, its successor or successors as Trustee under the

provisions of a trust agreement dated the 19 day of June 1985 known as Trust Number

109971 the following described real estate in the County of Cook and State of

Illinois, to-wit:

Legal Description attached hereto as Exhibit "A"

12.00

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1985 JUL 22 PH 2:41

850-86416

Date

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

Buyer, Seller or Representative
Starr C. Miller

No Tenants on this property have any option or right of refusal

15-13-300-026-1109	15-13-300-026-1110	15-13-300-026-1114
15-13-300-026-1108	15-13-300-026-1111	15-13-300-026-1115
15-13-300-026-1107	15-13-300-026-1112	15-13-300-026-1116
15-13-300-026-1106	15-13-300-026-1113	15-13-300-026-1119

Permanent Real Estate Index No. 1037 Des Plaines Ave, Forest Park, IL

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 vary 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 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 198 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 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases 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 her hand and seal this 2 day of July 19 85

(SEAL)

Janet L. Vander Kelen
Janet L. Vander Kelen

85 086 416

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UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook

SS. Susan M. Zelasko

Notary Public in and for said County, in the State aforesaid, do hereby certify that

Janet L. Vanderkelen a spinster

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 she signed, sealed and delivered the said instrument as

her 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 notarial seal this

2ND day of July A.D. 1935

Susan M. Zelasko
Notary Public.

Property of Cook County Clerk's Office

85 086 416

BOX 350

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

LaSalle National Bank

TRUSTEE

8027 AP

UNOFFICIAL COPY

EXHIBIT A

85086416

Legal Description

Units E202, E203, E204, E205, E206, E207, E208, E301, E302, E303, E304 and E307, together with their undivided percentage interest in the common elements in Terrace Condominium as delineated and defined in the Declaration recorded as Document Number 26146887, in the South 1/2 of the Southwest 1/4 of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Cook County Clerk's Office

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