

UNOFFICIAL COPY

85099758

85099758

This Indenture Witnesseth, That the Grantor S. DONALD J. STEELE and BEVERLY M. STEELE, his wife

of the County of COOK and State of ILLINOIS for and in consideration of TEN and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto HERITAGE STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 10th day of June 19 85 and known as Trust Number 9682 the following described real estate in the County of \_\_\_\_\_ and State of Illinois, to-wit:

LOT 13 (EXCEPT THE NORTH 6 FEET THEREOF) AND AN UNDIVIDED 1/12th INTEREST IN AND TO LOT 7 ALL IN KROON'S HICKORY HILLS SUBDIVISION 1 IN THE NORTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 9457 FLAMINGO TERRACE, HICKORY HILLS, IL 60457

PTN: 23-11-107-023

SUBJECT TO: General real estate taxes for 1984 and subsequent years; additional general real estate taxes assessed for any year prior to 1995; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and conditions of record which are not violated by the existing improvements on the property; rights of co-owners of Lot 7; existing leases and tenancies.

TO HAVE AND TO HOLD the said premises with the appurtenances and the trusts and for the uses and purposes herein 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 sell on any term, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time not exceeding 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 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 said premises; 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said HERITAGE STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all of the premises above described.

And the said grantor S. 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 S. aforesaid have hereunto set their hands and seal S. this 9th day of July 19 85

This instrument prepared by

JAMES H. CARROLL  
Attorney at Law  
Heritage Standard Bank Building  
2400 West 95th Street  
Evergreen Park, IL 60642  
(312) 422-3755

Donald J. Steele (SEAL)  
DONALD J. STEELE  
Beverly M. Steele (SEAL)  
BEVERLY M. STEELE

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

1ST AMERICAN TITLE order # 27858

85099758  
mail to:  
BOX 98  
C 7858

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State of Illinois }  
County of Cook } s.

1. James B. Carwell

a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify.  
That Donald J. Steele and Beverly M. Steele

personally known to me to be the same person and whose names are 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 9<sup>th</sup> day of

July A.D. 1985

James B. Carwell  
Notary Public

My Commission Expires November 19, 1988

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STATE ESTATE TRANSACTION TAX  
JUL 12 1985

BOX 966

TRUST No. \_\_\_\_\_

**DEED IN TRUST**  
(WARRANTY DEED)

TO

**HERITAGE STANDARD BANK  
AND TRUST COMPANY**

TRUSTEE

**HERITAGE STANDARD BANK  
AND TRUST COMPANY**

2400 West 85th St., Evergreen Park, Ill. 60642

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