

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Nancy L. Sims, divorced and not since remarried of the County of Cook and State of Illinois, for and in consideration of the sum of Ten & No/100's***** Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey—and Warrant—unto BREMEN BANK AND TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of August 19 86, and known as Trust Number 86-2819, the following described real estate in the County of Cook and State of Illinois, to-wit: PER ATTACHED LEGAL DESCRIPTION

10 SEP 86 10:42

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 100 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 covenants, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, and any and all such liability being hereby expressly waived and released, Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understandings and conditions that neither Bremen Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Bremen Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 28th day of August 19 86. Nancy L. Sims (SEAL)

STATE OF Illinois } I, The Undersigned, a Notary Public in and for said County of Will } 21 County, in the State aforesaid, do hereby certify that Nancy L. Sims

personally known to me to be the same person whose name 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.

This Document Prepared By: BREMEN BANK & TRUST COMPANY TRUST DEPARTMENT 17500 OAK PARK AVENUE TINLEY PARK, ILLINOIS 60477

GIVEN under my hand and seal this 28th day of August 19 86. Eileen M. Keenan Notary Public. My commission expires 2-1-89

GRANTEE: BREMEN BANK AND TRUST COMPANY 17500 Oak Park Avenue Tinley Park, Illinois 60477



86404316 (vertical stamp) \$ 10.00 (vertical stamp) Receipt under provisions of Real Estate Transfer Act (vertical stamp) 86-404316 (vertical stamp) Document Number (vertical stamp)

UNOFFICIAL COPY

ITEM 1:

UNIT 1409 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE FIRST DAY OF MAY 1973 AS DOCUMENT 2688927

ITEM 2:

28-31-407-005-1009 M.C.

AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF LOT 94 (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 94; THENCE NORTH ON THE WEST LINE OF SAID LOT, ALSO BEING THE EAST LINE OF SOUTH OAK PARK AVENUE, A DISTANCE OF 29.0 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 94, ALSO BEING THE NORTH LINE OF WEST 181ST STREET, A DISTANCE OF 24.16 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 94, A DISTANCE OF 60.34 FEET; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 18.10 FEET; THENCE NORTH 1.99 FEET; THENCE EAST 14.0 FEET; THENCE SOUTH 6.0 FEET; THENCE EAST 14.04 FEET; THENCE NORTH 0.82 FEET; THENCE EAST 0.63 FEET; THENCE NORTH 5.07 FEET; THENCE EAST 10.08 FEET; THENCE NORTH 5.03 FEET; THENCE EAST 19.49 FEET; THENCE SOUTH 5.02 FEET; THENCE EAST 1.64 FEET; THENCE SOUTH 0.83 FEET; THENCE EAST 13.98 FEET; THENCE NORTH 6.0 FEET; THENCE EAST 14.0 FEET; THENCE SOUTH 2.05 FEET; THENCE EAST 18.15 FEET; THENCE SOUTH 60.34 FEET TO A POINT 24.13 FEET NORTH 2.0 FEET SOUTH LINE OF SAID LOT 94; THENCE WEST 18.07 FEET; THENCE SOUTH 2.0 FEET; THENCE WEST 14.0 FEET; THENCE NORTH 0.99 FEET; THENCE WEST 14.03 FEET; THENCE SOUTH 0.83 FEET; THENCE WEST 1.72 FEET; THENCE SOUTH 5.09 FEET; THENCE WEST 19.50 FEET; THENCE NORTH 5.11 FEET; THENCE WEST 12.64 FEET; THENCE NORTH 5.03 FEET; THENCE WEST 20.95 FEET; THENCE SOUTH 5.06 FEET; THENCE WEST 19.63 FEET; THENCE NORTH 5.08 FEET; THENCE WEST 0.58 FEET; THENCE NORTH 0.82 FEET; THENCE WEST 14.08 FEET; THENCE SOUTH 6.0 FEET; THENCE WEST 14.0 FEET; THENCE NORTH 2.0 FEET; THENCE WEST 18.08 FEET TO THE PLACE OF BEGINNING SAID BOUNDARIES OF THE (HEREIN DESCRIBED TRACT BEING FOOT FARTHER THAN AND PARALLEL TO THE EXTREMITIES OF A 2 STORY BRICK BUILDING, INCLUDING PORCHES AND BALCONIES, IN OAK COURT, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF THE COOK COUNTY, ILLINOIS, ON AUGUST 18, 1972 AS DOCUMENT 2642594.

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Cook County Clerk's Office

THE DOCUMENT PREPARED BY BREMEN BARR & TRUST COMPANY