

UNOFFICIAL COPY

DEED IN TRUST

COOK COUNTY, ILLINOIS

1986 DEC 19 PM 3:34

86609774

Form 101 Rev. 11-71

The above space for recorder's use only.

990-18-066
D-3 70-2-066

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, VICTOR C. POHLMAN and DOROTHY A. POHLMAN, ALSO KNOWN AS DOROTHY POHLMAN, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100-----Dollars (\$ 10.00-----),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 18th day of September 19 86, and known as Trust Number 100026408, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF.

PIN: 07-34-402-034
07-34-401-051

89

12.00

PROPERTY ADDRESS: Vacant land lying East of 1851 South Roselle Road, Roselle, Illinois, 60172

THIS INSTRUMENT PREPARED BY: Edward S. Mraz, 111 East Irving Park Road, Roselle, Illinois, 60172

COOK CO. NO. 016
6 3 7 8
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
100.00
REVENUE DEPARTMENT
100.00
REAL ESTATE TRANSACTION 86609774
Cook County

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 to vacant any subdivision or part thereof, to lease, to sell, 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 to 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 leases 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 99 years, and to renew or extend leases, and to amend, change or modify leases, and to terminate 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 giving the amount of present or future rentals, in partition or in whole, to 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 lawful 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 assigned or privileged to inquire into any of the covenants, conditions, trusts, agreements 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 or other instrument, (as 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, 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 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 it in the name of the 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 whomsoever 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, profits 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 the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire real 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 in the records "in trust," or upon condition, or "with limitations," or words of similar import, in accordance with the stipulations of such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S. aforesaid ha. VC hereunto set their hands and seals this 19th day of December 19 86
Victor C. Pohlman (SEAL) Dorothy A. Pohlman (SEAL)

STATE OF Illinois } I, Edward S. Mraz, a Notary Public in and for said County of DuPage } County, in the State aforesaid, do hereby certify that Victor C. Pohlman and Dorothy A. Pohlman, also known as Dorothy Pohlman, his wife,

personally known to me to be the same person S whose name S are they 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 19th day of December 19 86 A.D., 19 86
Edward S. Mraz Notary Public

My commission expires November 16, 1988

American National Bank and Trust Company of Chicago

For information only insert street address of above described property.

UNOFFICIAL COPY

PARCEL 1:

That part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows:
Commencing at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 aforesaid; and running thence South along the East line of the Southwest 1/4 of the Southeast 1/4 aforesaid, a distance of 925.14 feet to the Southerly line of the Commonwealth Edison Company property for a point of beginning; thence continuing South along said East line 217.67 feet to a point in said East line which is 190.35 feet North of the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence Westerly parallel with the South line of said quarter quarter, 605.04 feet; thence South parallel with said East line 190.35 feet to said South line; thence Westerly along said South line, 138.12 feet to a point 583.76 feet, as measured along said South line, Easterly of the center line of said Section, thence North parallel with said center line 360.35 feet; thence Westerly parallel with said South line, 284.17 feet; thence Northwesterly 94.56 feet to a point which is 250 feet East of said center line, measured at right angles to said center line from a point in said center line which is 458.37 feet North of the South line of said Section; thence North parallel with said center line 35 feet; thence West along a line perpendicular to said center line, 250 feet to a point in the center line of said Section; thence North along said center line, 181.58 feet; thence Easterly parallel with the North line of said Southwest 1/4 of the Southeast 1/4, 400 feet; thence North parallel with said center line, 126.05 feet to said Southerly line of the Commonwealth Edison Company property; thence Southeasterly 984.78 feet to the point of beginning; lying East of a line 250 feet East of and parallel with the East line of Roselle Road, in Cook County, Illinois.

Parcel 2:

The West 150 feet of that part of the West 300 feet (measured at right angles to the West line thereof) lying South of a line extending Southeasterly from a point on the West line of said West 300 feet which is 208.02 feet North of the Southwest corner thereof to a point on the East line of said West 300 feet which is 280.19 feet North of the Southeast corner thereof; of the East 1/2 of the Southeast 1/4 of Section 34, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT ONLY TO: General real estate taxes for 1986 and subsequent years; special assessments for improvements not yet completed or confirmed after May 6, 1986; rights of way for drainage ditches, feeders, laterals and drain tile, pipe or other conduit not disclosed by public records; zoning and building and subdivision laws and ordinances; rights of the Public, the People of the State of Illinois and the municipality and any public or quasi-public utilities, if any, in and to that portion of the above described real estate falling within the right of way of Devon Avenue; the encroachment of a septic field located mainly on the above described real estate over and onto the West line of the adjoining land as disclosed by survey; encroachments of fences and sheds at various locations by approximately six inches or less in each case along the South line of the above described real estate; encroachment of the gravel parking lot over the most Northerly part of the land; encroachment of one story metal building on the West side of the land and gravel driveway access running over and across the land West of and adjoining the above described real estate.

MAIL TO:

MR. SHEPARD GOULD
RUDNICK + WOLFE
30 N. LA SALLE ST.
CHICAGO, IL.

44-333 3-88

86609774

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BY COMMISSIONER
NOTARY PUBLIC STATE OF ILLINOIS
ANN M. KRBS
" OFFICIAL SEAL "