

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTOR AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN.

UNOFFICIAL COPY

86617598

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS

Form 12 Stuart-Hooper Co., Chicago

The Chicago office for recorders use only

86617598

10-72-554 03

THIS INDENTURE, made this 15 day of December, 1986, between THE STEEL CITY NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 22nd day of March, 1982, and known as Trust Number 2536, party of the first part, and HERITAGE STANDARD BANK & TRUST COMPANY, as Trustee U/T/A dated 12/5/86, and known as Trust #10826 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN (\$10) -----

10 DOLLARS, and convey

and other good and valuable considerations in hand paid, does hereby grant, sell unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

Trustee's Rider Attached Hereto and Made A Part Hereof.

This instrument prepared by; Pamela Cernetic 3030 E. 92nd Street Chicago, Illinois 60617

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP 988.75

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its vice-president and attested by its assistant secretary, the day and year first above written.

THE STEEL CITY NATIONAL BANK OF CHICAGO As Trustee as aforesaid,

By: Diane R. Nagel, Assistant Vice President; Attest: Pamela Cernetic, Assistant Secretary, Trust Officer

STATE OF ILLINOIS } ss. a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT County of Cook } DLane R. Nagel, Asst. Vice-President of THE STEEL CITY NATIONAL BANK OF CHICAGO, and Pamela Cernetic, Asst. Trust Officer

Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that said Assistant Secretary, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Secretary's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

OFFICIAL SEAL JUANITA CORTEZ

NOTARY PUBLIC, COUNTY OF COOK, STATE OF ILLINOIS under my hand and Notarial Seal this 18th day of December 1986

MY COMMISSION EXPIRES 4/16/88

Notary Public

DEVELOPER INSTRUCTIONS: NAME: E. SCREW 1303364; STREET: Janet Johnson; CITY: D3; OR: 533; RECORDER'S OFFICE BOX NUMBER: 533

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 131st Street & 104th Ave. Unincorporated Cook County Palos Township

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 988.75; STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 988.75; COOK COUNTY REAL ESTATE TRANSACTION TAX 988.75

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Trimmer's & Bepp

1/2 Street City National
BANK of Chicago

TRUSTEE

TO

Property of Cook County Clerk's Office

COMMUNICATIONS SECTION
STATE OF ILLINOIS
JAN 11 1960

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PERMANENT TAX
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23-32-202-001

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PERMANENT TAX
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23-32-205-001

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23-29-406-012

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H.C.O.

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RIDER ATTACHED TO TRUSTEE'S DEED DATED DECEMBER 15, 1986, FROM STEEL CITY NATIONAL BANK, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY EXECUTED, RECORDED AND DELIVERED TO SAID COMPANY IN PURSUANCE OF A TRUST AGREEMENT DATED MARCH 22, 1982, AND KNOWN AS TRUST NUMBER 2536 TO HERITAGE STANDARD BANK & TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 5, 1986, AND KNOWN AS TRUST NUMBER 10826.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN, THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE AS FOLLOWS:

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 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 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 98 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 option 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 easement 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 should 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 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 thereunder, (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, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, 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 it 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 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, 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 Grantee 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.

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Lots 1 (except the East 1/4 thereof), 2-3-4-5-6-7-8-9-10-11-12-13-14-15-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37 (except the East 1/4 thereof) - 38 (except the East 1/4 thereof) - 39 (except the East 1/4 thereof) - 40 (except the East 1/4 thereof) in Phase One of Palos West - a Planned Unit Development in the Southeast 1/4 of the Southeast 1/4 of Section 29, and the Northeast 1/4 of the Northeast 1/4 of Section 32, all in Township 37 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded January 13, 1981, as Document 25737378.

Lots 41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60 in Phase I-A of Palos West - a Planned Unit Development, a Subdivision of part of the Southeast 1/4 of Section 29 and the Northeast 1/4 of Section 32, all in Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded March 21, 1984 as Document 27013443.

Lots 61 (except the East 1/4 thereof) - 62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115 in Phase I-A of Palos West - a Planned Unit Development, a Subdivision of part of the Southeast 1/4 of Section 29 and the Northeast 1/4 of Section 32, all in Township 37 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded March 21, 1984 as Document 27013443.

Clerk's Office

10/11/84