

86084463

86 0 2 4 6 3

223215

WARRANTY DEED IN TRUST

1

The above space for recorder's use only

005554

REAL ESTATE TRANSACTION TAX
REVENUE MAR-4-86
STAMP MAR-4-86
P.A. 11/28



26.50

Cook County
REAL ESTATE TRANSACTION TAX

86084463

005554



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
DEPT. OF REVENUE
MAR-4-86
26.50

THIS INDENTURE WITNESSETH, That the Grantor, FREDERICK W. NADIG and MILDRED I. NADIG
Husband and Wife,

of the County of Marion and State of Florida for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars (\$ 10.00)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey Warrant unto MATTESON-RICHTON BANK, a corporation duly organized and existing under the laws of the State of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of February 19 86, and known as Trust Number 74-1508, the following

described real estate in the County of Cook and State of Illinois, to-wit: Unit 3E, G-4315 as delineated on survey of Lot 1 in Resubdivision of Lots 20 to 22 in Matteson Highlands Unit 1, a Subdivision in Section 22, Township 35 North, Range 13 East of the Third Principal Meridian, also Lot 23 of Matteson Highlands Unit 1, being a Subdivision of the South 1850 feet of the North East 1/4 of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, (except the South 250 feet of the East 475 feet and except Matteson Highlands Subdivision as per plat thereof recorded July 6, 1962 as Document No. 18525670 in Cook County, Illinois (hereinafter referred to as "Parcel"), which survey is attached as Exhibit "A" to Declaration of Condominium made by Frank Leo and Johanna Leo, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22753195 together with an undivided 9.91% interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois.

Permanent Index No. 31-22-206-015-1010
subject to Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 1985 and subsequent years, ~~and~~ Commonly known as 4315 Lindenwood, #3E, Matteson, IL 60443

TO HAVE AND TO HOLD the said real estate with the appurtenances thereunto in law and equity, unto the said Trustee, for the use and purpose herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, 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 issue said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in perpetuity or 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 upon any terms and conditions 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 purchase the whole or any part of the real estate and to contract respecting the manner of filing the amount of present or future taxes, or a 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 in whole or in part or to subdivide or otherwise encumber 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 purposes as he or she 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 payment 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 see to 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 or charge of any kind, to release, convey or assign in whole or in part or to subdivide or otherwise encumber said real estate or any part thereof, or any other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument 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 trustee or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the grantor, his or her predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, Inc. locally or as Trustee, nor its successor or successor 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 agent, attorney or attorney-in-fact 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 of 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 trust beneficiaries under said Trust Agreement and the attorney-in-fact, hereby irrevocably appointed as its agent, or at the direction 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 the payment of 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 exchange, credits and proceeds arising from the sale of any other dispositions of said real estate, and such interest is hereby declared to be personal property, and a 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, the income to vest being to vest in said Columbia National Bank of Chicago 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 Office of this or duplicate thereof, or memorialize the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made, provided, and said Trustee shall not be required to produce the said Trust Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 homesteaders from sale on execution or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hands and seals s this 28th day of February 19 86.

Frederick W. Nadig (SEAL)
Frederick W. Nadig

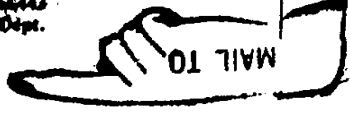
Mildred I. Nadig (SEAL)
Mildred I. Nadig

State of Illinois } ss. Gordon A. Cochran a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that
Frederick W. Nadig and Mildred I. Nadig, Husband and Wife

personally know me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument to 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 28th day of February 19 86
Gordon A. Cochran
Notary Public

Return to: Prepared by;
Matteson-Richton Bank
Route 30 and Kostner Avenue
Matteson, IL 60443
ATTN: Trust Dept.

4315 Lindenwood, #3E
Matteson, IL 60443
For information only insert street address of above described property.



UNOFFICIAL COPY

Property of Cook County Clerk's Office

11⁰⁰ MAIL

86-08115C

DEPT-01 RECORDING \$11.25
T#2222 TRAN 0017 03/04/86 13:00:00
#0273 : B * -86-084463