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(The Above Space For Recorder's Use Only)

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THIS INDENTURE WITNESSETH, that the Grantor s. MELROSE PARTNERSHIP, an Illinois general partnership, 11221 Melrose Avenue, Franklin Park, Illinois 60131 of the County of COOK and State of ILLINOIS, for and in consideration of the sum of 10.00 TEN AND 00/100 (\$10.00) Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s and Warranty s unto First State Bank & Trust Company of Franklin Park, an Illinois banking corporation of Franklin Park, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of June, 1986, and known as Trust Number 1163, the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

COOK COUNTY, ILLINOIS
PUBLIC RECORD

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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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or ways and to vacate any subdivision or part thereof, and to, or oblige 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 the present or in the future and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 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 contract to make lease, and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion or 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 would be lawful for any person owning the same to deal with the same, whether similar 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 the trust property, or be obliged to see that the terms of the 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 trust property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, mortgage or other instrument, (a) that at the time of the delivery thereof the trust created by this Deed 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 herein and in said Trust Agreement or in all amendments thereto, if any, and is 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 the trust or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither 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 in or by or on its behalf or its 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 possessed into by it in the name of the then beneficiaries under said Trust Agreement or its 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 the 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 the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention thereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor s. aforesaid has VE hereunto set their hand s. and seal s. this 27th day of June, 19 86.
Terr B. Hoppensteadt (Seal) Hank Kozsek (seal)
Richard J. Jemc (Seal) Gunther O. Bruggenthies (Seal)
Helmut Hoppe (Seal)

STATE OF ILLINOIS
COUNTY OF COOK) ss.
Richard Jemc (Seal)
Helmut Hoppe (Seal)

I, JAMES A. CALABRESE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Terr B. Hoppensteadt, Hank Kozsek, Gunther O. Bruggenthies, Richard Jemc, Helmut Hoppe 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 23rd day of July, 19 86.

Commission expires 12/1 19 87 NOTARY-PUBLIC

Document Prepared By:
Fred P. Gosper
219 S. Mannheim Rd.
Bellwood, Illinois 60104

ADDRESS OF PROPERTY:
11221 Melrose Avenue
Franklin Park, Illinois 60131
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
MELROSE PARTNERSHIP
(Name)

Section 4.
Buyer, Seller or Representative
Date
00002398
1100
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DOCUMENT NUMBER

RETURN TO: First State Bank & Trust Company
of Franklin Park
10101 West Grand Avenue
Franklin Park, Illinois 60131

TRUST NO. _____

UNOFFICIAL COPY

DEED IN TRUST

(WARRANTY DEED)

TO

**First State Bank & Trust Company
of Franklin Park
Franklin Park, Illinois**

TRUSTEE

Mail To
Gail Morris
770 Heritage
Suite 155
Northfield IL 60093

-B. 88

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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PARCEL 1:

LOT 4 IN R. LATORIA INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CLEARING INDUSTRIAL DISTRICT, INC, A CORPORATION OF DELAWARE, TO R. LATORIA CONSTRUCTION INC., A CORPORATION OF ILLINOIS, DATED JANUARY 31, 1972 AS DOCUMENT 21802263 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SECTION 19, AFORESAID 61.77 FEET WEST OF THE SOUTH EAST CORNER THEREOF; THENCE NORTHWESTERLY A DISTANCE OF 290.25 FEET TO A POINT IN A LINE 290.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SECTION 19, AFORESAID, SAID POINT BEING 73.04 FEET WEST OF THE EAST LINE THEREOF; THENCE WEST ALONG SAID 290.0 FOOT PARALLEL LINE A DISTANCE OF 1858.55 FEET; THENCE SOUTH AT RIGHT ANGLES 60.0 FEET; THENCE EAST ALONG A LINE 230.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SECTION 19 AFORESAID, A DISTANCE OF 1816.0 FEET TO A LINE 45.0 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF THE WESTERLY LINE OF WOLF ROAD; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 230.2 FEET TO THE SOUTH LINE A DISTANCE OF 45.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 12-19-400-129-0000

address: 11221 Melrose Avenue, Franklin Park

86320000

Clerk's Office