

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

86327099

The above space for recorder's use only

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THIS INDENTURE WITNESSETH, that the Grantor, **HOUSEHOLD BANK, FEDERAL SAVINGS BANK**, as successor in interest to **AMERICAN HERITAGE SAVINGS & LOAN ASSOCIATION** of the County of **DuPage** and State of **Illinois** for and in consideration

of **TEN DOLLARS**-----and other good and valuable considerations in hand paid, convey and warrant unto the **OAK LAWN TRUST AND SAVINGS BANK, 4900 West 95th Street, Oak Lawn, Illinois 60454**, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated the **19th day of April 19 84**, known as **Trust Number 1080**, the following described real estate in the County of and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

12.00

P.I.N. 22-24-300-005-0000  
22-21-301-005-0000

ADDRESS: Southeast Corner of Bell Road & 115th Street, Lemont, IL 60439

SUBJECT TO: Real Estate Taxes for 1985 and subsequent years;  
Right of way for drainage tiles, ditches, feeders and laterals.

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property 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 premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the life, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or 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 108 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 property, 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 premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see to the application of any such conveyance, lease or other instrument, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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. The interest of each and every beneficiary hereunder and of all persons claiming under them, any of them shall be only in the earnings, avails and proceeds arising from the sale or 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, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 waive and release 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, and warrants that it is authorized to do business in Illinois.

IN WITNESS WHEREOF, the Grantor has caused its seal to be affixed, and these presents to be signed by its duly authorized officer this 29th day of July, 1986.

HOUSEHOLD BANK, Federal Savings Bank, as successor in interest to American Heritage Savings & Loan Association.

ATTEST:

(Seal)  
*Janice [Signature]*  
ASSISTANT Secretary

By: *Rosemary Berg*  
Asst. Vice Pres.  
President

THIS INSTRUMENT PREPARED BY: Milton A. Svec Associates  
6504 Cermak Road, Berwyn, IL 60402

COOK CO. NO. 016  
204383  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
305.00

51125  
REAL ESTATE TRANSACTION TAX  
Cook County  
REVENUE  
JUL 31 1985  
305.00

86327099

MAIL TO: F. Neidhart  
180 N. LaSalle St #800  
Chicago, Illinois

BOX 333-CA

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STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DuPAGE )

Before me personally appeared Rosemary Berg  
AND Tanice Fuglsang to me well known, and known to me  
to be the individuals described in and who executed the foregoing  
Warranty Deed in Trust as Asst. Vice President and Assistant  
Secretary of Household Bank, Federal Savings Bank, as successor in  
interest to American Heritage Savings & Loan Association, and  
severally acknowledged to and before me that they executed such  
instrument as such President and Secretary, respectively, and that  
the seal affixed to the foregoing instrument is the seal of said  
institution, and that it was affixed to said instrument by due  
and regular authority, and that said instrument is the free act  
and deed of said institution.

WITNESS my hand and official seal, this 27 day of July, 1986.

Mary Malinowski  
Notary Public

State of Illinois

Commission Expires: 10/4/89

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1986 JUL 31 PM 12:43

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## LEGAL DESCRIPTION

THE SOUTH 560 FEET (EXCEPT THE WEST 50 FEET THEREOF) OF THE NORTH 600 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 24, ALSO THE EAST 200 FEET OF THE WEST 250 FEET OF THE SOUTH 150 FEET OF THE NORTH 750 FEET OF SAID WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 24, ALSO THAT PART OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 OF SECTION 24 DESCRIBED BY BEGINNING AT THE NORTH WEST CORNER OF SAID EAST 1/2 AND RUNNING SOUTH ON THE WEST LINE OF SAID EAST 1/2, 600 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTH WEST 1/4, 281.91 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 567 FEET, AN ARC

DISTANCE OF 275.95 FEET (THE LONG CHORD BEARING NORTH 76 DEGREES 03 MINUTES 56 SECONDS EAST, 273.24 FEET) TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 633 FEET, AN ARC DISTANCE OF 850.13 FEET (THE LONG CHORD BEARING SOUTH 73 DEGREES, 24 MINUTES 09 SECONDS EAST, 787.66 FEET TO THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 07 SECONDS EAST ON SAID EAST LINE, 678.91 FEET TO THE NORTH EAST CORNER OF SAID SOUTH WEST 1/4; THENCE WESTERLY ON THE NORTH LINE OF SAID SOUTH WEST 1/4, 1320.63 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 40 FEET OF SAID EAST 1/2 OF THE SOUTH WEST 1/4), ALL IN SECTION 24, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Rosemary Berg, being duly sworn on oath, states that she resides at 400 Manning, Wooddale, Illinois, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE.)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Rosemary Berg

66324099

Subscribed and Sworn to before me  
this 29 day of July, 19 86.

Mary Malinowski  
Notary Public

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