

UNOFFICIAL COPY

86338140

This Indenture Witnesseth, That the Grantor

L.A. MUELLER, a never married woman

of the County of Cook and the State of Illinois for and in consideration of

TEN quit claims Dollars,

and other good and valuable consideration in hand paid, Convey and ~~WARRANT~~ unto LaSalle National Bank, a national banking

association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 26th day of July 1986 known as Trust Number

111368 the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached legal description made a part of

THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE SOUTHWESTERLY LINE OF NORTH WEST HIGHWAY (FORMERLY RAND ROAD) AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHWESTERLY LINE OF SAID HIGHWAY 1,280.00 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE EAST LINE OF NORTH NAGLE AVENUE AND THE SOUTHWESTERLY LINE OF SAID HIGHWAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID HIGHWAY 100.00 FEET; THENCE SOUTHEASTERLY PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID HIGHWAY TO THE NORTHEASTERLY LINE OF SAID MENTIONED RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT THAT IS SOUTHWESTERLY OF THE POINT OF BEGINNING, MEASURED PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID HIGHWAY, THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

70-61-384 D3

UNDER PROVISIONS OF PARAGRAPH SEC. 200.1-2 (B-6) OR PARAGRAPH SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

Exempt under provisions of ... Real Estate Transfer Tax Act. Date 7/31/86 Buyer, Seller or Representative

DATE 7/31/86 BUYER, SELLER, REPRESENTATIVE

Prepared By: James A. Clark, LaSalle National Bank, 135 S. LaSalle St., Chicago, IL 60690

Property Address: 5632 Northwest Highway, Chicago, Illinois

Permanent Real Estate Index No. 13-05-327-021

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 resubdivide 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 title, 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 leases to commence in praesenti 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 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 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 easement 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 that the terms of this trust have been complied with, 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 or 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 cases 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.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 30th day of July 1986

(SEAL)

L.A. Mueller

12.00

(SEAL)

86338140

Deed in Trust
Warranty Deed

Address of Property

To
Lasalle National Bank
Trustee

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BOX 333-HV

MAIL TO:

MARLEN WEXLER
1 N. LA SALLE, #2465
CHICAGO, IL 60602

Lasalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1986 AUG - 6 PM 1:52

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04183398

State of Illinois
County of Cook
Kathy Pacana
Notary Public in and for said County, in the State aforesaid, do hereby certify that
L.A. MUELLER, a never married woman
personally known to me to be the same person
whose name _____
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that
she _____
signed, sealed and delivered the said instrument as _____
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 & notarial seal this 31st day of July A.D. 19 86
Kathy Pacana
My commission expires 6/11/88
Notary Public.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

WARREN W. WEXLER, being duly sworn on oath, states that he resides at 1 N. LA SALLE CHICAGO ILL.. 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:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; *existing parcel*
-OR-
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. 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.
3. 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.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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 dedication of land improved with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the enactment of this Act, which do not involve any new street or easement of access.

THE AFFIDANT FURTHER STATES THAT HE MAKES THIS AFFIDAVIT FOR THE PURPOSE OF INDUCING THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TO ACCEPT THE ATTACHED DEED FOR RECORDING.

SUBSCRIBED and SWORN to before me
this 31st day of July, 19 86
James Coy
NOTARY PUBLIC

Warren W. Wexler
seal

86338140

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