

UNOFFICIAL COPY

87547267

DEED IN TRUST

7287

71 B 629 R

THIS INDENTURE WITNESSETH, that the Grantor Beverly Evangelical Covenant Church of Chicago, Illinois, an Illinois religious corporation of ~~Cook County, Illinois~~ and in consideration of ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warranty unto the MARQUETTE NATIONAL BANK, a National Banking Association of 6316 S. Western Ave., Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 12th day of December 1983, known as Trust Number 10707, the following described real estate in the County of Cook and State of Illinois, to-wit: Parcel 1: That part of Lot 1 in Graf's Subdivision lying South of the South line of Lot 2 in Graf's Subdivision as extended East to the East line of said Lot 1, all in Graf's Subdivision, being a Subdivision of the West 1/2 of the North 1/2 of the East 1/2 of that part of the North East 1/4 of the South East 1/4 that lies North of the South 10 acres of said North East 1/4 of the South East 1/4 of Section 35, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; Parcel 2: Easement for the benefit of Parcel 1 aforesaid created by agreement dated October 30, 1953 and recorded November 12, 1953 as document 15768582 for road over that portion of the North East 1/4 of the South East 1/4 of said Section 35, described as follows: A strip of land 30 feet in width, being 15 feet on each side of the North and South center line of the East 1/2 of that portion of said North East 1/4 of the South East 1/4 lying North of the South 10 acres thereof (except that part thereof falling in Parcel 1 aforesaid and except that part falling in 131st Street), all in Cook County, Illinois; PIN Nos: 23-35-401-032; 23-35-401-029 <sup>Vol 109 152</sup>

Subject to: restrictions of record and general taxes for the year 1987 and subsequent years. 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 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 in grant to such successor or successors in trust all of the title, estate, power 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 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 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 the same 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 thereto 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 in 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 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 s and release s any and all right of 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 its hand s and seal this 5th day of October 19 87.

(Seal) Beverly Evangelical Covenant Church of Chicago (Seal) Illinois, an Illinois religious corporation

Attest: James B. Christ (Seal) BY: James B. Christ (Seal) Secretary pro tem, Board of Trustees Vice Chairman, Board of Trustees Prepared By: Robert A. Berghoff, 134 North LaSalle Street, Chicago, IL 60602

State of Illinois } I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that James B. Christ, Vice Chairman, Board of Trustees, G. Lindquist, Secretary pro tem, Board of Trustees of Beverly Evangelical Covenant Church of Chicago, IL, an Illinois religious corporation are personally known to me to be the same persons 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 and as the free and voluntary act of the corporation, causing the corporate seal to be affixed thereto, all pursuant to authority given to them by the congregation of said corporation. Given under my hand and notarial seal this 5th day of October 19 87.

COCK CO. NO. 018  
9 0 9 9  
PA 11252  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
34.75

12.00  
77747

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
OCT-87  
34.75

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
131st and 1/2 block South on 80th Co. St.  
Palos Park ILL 60462

FOR RECORDERS USE ONLY  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1987 OCT -8 AM 11:48  
87547267

DELIVERY INSTRUCTIONS:  
MARQUETTE NATIONAL BANK  
6316 South Western Avenue  
CHICAGO, ILLINOIS 60636  
OR  
BOX 300

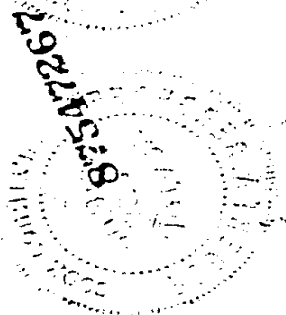
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Property of Cook County Clerk's Office

CLERK OF SUPERIOR COURT



CLERK OF SUPERIOR COURT



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# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                          )  
COUNTY OF COOK    )

ROBERT A. BERGHOFF, being duly sworn on  
oath. 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.

A. Said Act is not applicable as the grantors own no adjoining property  
to the premises described in said deed.

OR

- B. The conveyance falls in one of the following exemptions enumerated  
in said Paragraph 1.
1. The division or subdivisions 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 of any recorded  
subdivision which 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 interest 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 pro-  
vided also that this exemption does not invalidate any local re-  
quirements applicable to the subdivision of land.

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CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant 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.

*Robert A. Berghoff*

SUBSCRIBED and SWORN to before me  
this 5<sup>th</sup> day of November, 1987.

*Georgann Kurelic*  
NOTARY PUBLIC



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RECEIVED

COOK COUNTY CLERK'S OFFICE  
JAN 15 1988