

DEED IN TRUST

87164645

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor The Northwestern Mutual Life Insurance Company, of the County of Milwaukee and State of Wisconsin for and in consideration of ----- Ten ----- Dollars, and other good and valuable considerations in hand paid, Conveys and Quitclaims unto the FIRST NATIONAL BANK OF BLUE ISLAND, a corporation duly organized and existing under the laws of the United States and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is 13057 So. Western Avenue, Blue Island, Illinois, as Trustee under the provisions of a Trust Agreement dated the 16TH day of March 19 87, known as Trust Number 87028, the following described real estate in the County of ----- and State of Illinois, to-wit: The real property more particularly described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT HOWEVER, TO:

- 1. Real Estate Taxes not yet due and payable;
2. General and Special Assessments payable after the date hereof;
3. Liens, claims, easements, covenants, restrictions, encumbrances and other matters of record;
4. Zoning ordinances and regulations;
5. Public Utility Drainage and Highway easements; and,
6. Rights of parties in possession.

And the said The Northwestern Mutual Life Insurance Company, for itself, its successors and assigns, hereby covenants in this conveyance and in the covenants herein with the said First National Bank of Blue Island, its heirs, successors and assigns, to forever warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under said The Northwestern Mutual Life Insurance Company, but against none other.

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 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 present or in 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 198 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 changes of any kind, to release, convey or waive in 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 premises 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 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 aforesaid has hereunto set hand and seal this 19 day of March 19 87.

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY (Seal)

By: Glenn W. Buzzard Vice President. (Seal)

Notary Public section: I, Bernice Buse, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Glenn W. Buzzard, Vice President of The Northwestern Mutual Life Insurance Company, a Wisconsin corporation,

Notary Public Seal: BERNICE BUSE, NOTARY PUBLIC, STATE OF WISCONSIN. personally knows to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 19th day of March 1987.

My commission expires January 31, 1988. Bernice Buse, Notary Public.

First National Bank of Blue Island. For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY: MARK C. BOYLE, 720 E. WISCONSIN, MILWAUKEE, WISCONSIN.

D-7 70-21-1-1994

10/15/87 stamps off Xerox to CR # 3602916

This space for affixing Filers and Revenue Stamps

87164645

Document Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

87164645

UNOFFICIAL COPY

8 7 1 6 4 6 4 5

EXHIBIT A

THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 16, LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE SOUTH EXPRESSWAY (F. A. I. 57) EXCEPTING THEREFROM THE EAST 1150 FEET OF THE SOUTH 950.24 FEET ALL IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF THE NORTH EAST 1/4 OF SECTION 21, LYING EASTERLY AND NORTHERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE SOUTH EXPRESSWAY (F. A. I. 57) AND WESTERLY OF THE FOLLOWING DESCRIBED LINES: COMMENCING ON THE NORTH LINE OF SAID NORTH EAST 1/4 1150 FEET WEST OF THE NORTH EAST CORNER; THENCE SOUTH 813.89 FEET ALONG A LINE 1150 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTH EAST 1/4; THENCE EAST 1090 FEET ON A LINE 516.5 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTH EAST 1/4; THENCE SOUTH 516.5 FEET ON A LINE 70 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTH EAST 1/4 TO SAID LAST NORTH LINE; THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST 525 FEET ON LAST SAID NORTH LINE; THENCE SOUTH 45 DEGREES 40 MINUTES 38 SECONDS WEST 1393.38 FEET; THENCE SOUTH 243.69 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTH EXPRESSWAY (F. A. I. 57) A.L. IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WEST SIDE OF
NORTH OF
CICERO AND S. Hwy 30

MATTHESON, I.L.

31-16-402-001
31-16-403-003
31-21-200-002
31-21-200-001
31-21-201-003
31-21-201-005
31-21-201-007
31-21-202-007

87164645

DEPT-01 RECORDING \$11.00
T#1111 TRAN 6009 03/27/87 16:47:00
#2065 #A *-87-164645
COOK COUNTY RECORDER



87164645

UNOFFICIAL COPY

Property of Cook County Clerk's Office

MAIL ROOM
Box 118
MR. RICHARD FULLER
JEFFREY H. SMITH
FIRTHGATER + GERRARDSON
55 E. MADISON ST.
CHICAGO, ILL.

