

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act. Date 12-16-88. Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, Michael B. Lahti, a bachelor of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Quit Claim S unto COLE TAYLOR BANK/FORD CITY, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trust within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of December, 1988, and known as Trust Number 4931, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

DEPT-01 RECORDING \$14.25
742222 TRAN 2229 12/16/88 10:03:00
49224 + B # - 88 - 580540
COOK COUNTY RECORDER

This Document was prepared by: Michael B. Lahti
5501 W. 79th St.
Burbank, IL 60459

SUBJECT TO

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 to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways and alleys and to vacate any subdivision or part thereof, and to resubdivide 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 lease or license in present 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 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 easement 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 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, 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 said real estate, or be obliged to see that the terms of this 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 or in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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 its, his or their predecessor in trust. This conveyance is made upon the express understanding and condition that neither COLE TAYLOR BANK/FORD CITY, 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 it or they or its or their 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 personal 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 entered into by it in the name of the then beneficiaries under said Trust Agreement at their attorney-in-fact, or by 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 liability 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 this 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 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, the intention hereof being to vest in said COLE TAYLOR BANK/FORD CITY the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust. 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 his hand and seal this 9th day of December, 1988. MICHAEL B. LAHTI

State of Illinois } ss. I, the undersigned a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that Michael B. Lahti, a bachelor

OFFICIAL SEAL SANDRA T. RUSSELL NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. MAY 26, 1992

RICHARD C. JONES, Jr. ATTORNEY AT LAW 440 SOUTH FORRES, ARLINGTON HEIGHTS, IL 60005 (312) 255-1200

GRANTEE

personally known 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 13th day of December, 1988.

Sandra T. Russell Notary Public

MAIL TO:

COLE TAYLOR BANK Cole Taylor Bank/Ford City 7601 South Cicero Avenue Chicago, Illinois 60652

Chicago Ridge

For information only insert street address of above described property.

H. Mail

This space for affixing Riders and Revenue Stamps

88-580540

Document Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

-88-580540

UNOFFICIAL COPY

Parcel 1: That part of Lot 7 in County Clerks Division of the Northwest 1/4 of the Southwest 1/4 and of Lot 2 in the Subdivision of the North 1/2 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the East Line of said Lot 7 with the center line of Southwest Highway as dedicated by instrument dated October 17, 1931 and recorded March 12, 1932 as Document 11058752; thence North along the East line of said Lot 7 a distance of 472.54 feet to the Northeast corner of said Lot 7 (being also the center line of the Calumet Feeder); thence Southwesterly along the Northerly line of said Lot 7, a distance of 120.67 feet to the point of beginning; thence continuing Southwesterly along said Northerly line a distance of 125.66 feet; thence South 512.30 feet to a point in the center line of said Highway 266.18 feet (measured along the center line of said Highway) Southwesterly of the East Line of said Lot 7; thence Northeasterly along the center line of said highway a distance of 134.50 feet to a point 131.68 feet (measured along said center line) Southwesterly of the East line of said Lot 7; thence Northerly 493.88 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: That part of Lot 7 in County Clerk's Division of the North West quarter of the South West quarter and of Lot 2 in the Subdivision of the North half of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the East line of said Lot 7 with the center line of the South West Highway as dedicated by instrument dated October 17, 1931 and recorded March 12, 1932 as document 11058752; thence North along the East line of said Lot 7, a distance of 472.54 feet to the North East corner (being also the center line of Calumet Feeder), thence South Westerly along the Northerly line of said Lot 7, a distance of 120.67 feet; thence South 493.88 feet to a point in the center of said Highway 131.68 feet (measured along the center line of said Highway) South Westerly of the East line of said Lot 7; thence North Easterly along the center line of said Highway, a distance of 131.68 feet to the place of beginning, in Cook County, Illinois.

Parcel 3: The West 25.51 feet of that part of Lot 5, and the East 50 feet of that part of Lot 6 in County Clerk Division of Lot 2 in the Subdivision of the North 1/2 and also the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: All of Stoney Creek Terrace (being a Subdivision in the Northwest 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian), as per Plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 4, 1978 as Document #24569353, all in Cook County, Illinois.

Permanent Index Numbers: 24-18-101-050

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