

UNOFFICIAL COPY

DEED IN TRUST
(QUIT-CLAIM)

REVENUE
STAMP
DEC 31 '87
P.O. 11431



105.00

88000895

THIS INDENTURE WITNESSETH, that the Grantor GRACE HEIMBACH, a spinster

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) 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 Garfield Ridge Trust & Savings Bank, an Illinois banking corporation of Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 13th day of October, 1987, and known as Trust Number 87-10-2, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 24-19-101-007 and 24-19-101-008 - 24-19-101-017 TP
STREET ADDRESS: 11155 S. Harlem Avenue, Worth, Illinois

- SUBJECT TO: (1) Covenants, conditions and restrictions of record;
 (2) Public and utility Easements;
 (3) Roads and highways;
 (4) General taxes for the year 1988 and subsequent years.

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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect or subdivide said real estate or any part thereof, to dedicate parks, streets, highways or 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 leases to commence in the present or in the 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 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 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 the trust property, or be obliged to see that the terms of the 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 in trust, in relation to said trust property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveying, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (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 his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither 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 person or 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 as their attorney-in-fact, hereby 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 obligation 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 the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the in re hereof being to vest in the Trustee the entire legal and equitable title in and to all of the trust property above described.

If the title to any of the trust property 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 13th day of November, 1987.

(Seal)

Grace Heimbach
Grace Heimbach

(Seal)

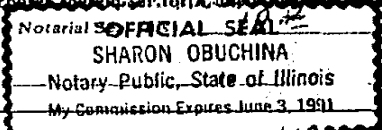
STATE OF ILLINOIS
COUNTY OF COOK

ss.

I, the undersigned Grace Heimbach, a spinster, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

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 her free and voluntary act, for the uses and purposes set forth in the instrument and in full knowledge and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 13th day of November, 1987.



Sharon Obuchina
NOTARY PUBLIC

Document Prepared By:
John G. Postweiler
SCHREIBER, MACK & POSTWEILER
10600 W. 143rd Street
Orland Park, Illinois 60462

ADDRESS OF PROPERTY:
11155 South Harlem Avenue
Worth, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

86000895

COOK
CO. NO. 016

177122

NS 10287

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
105.00

DOCUMENT NUMBER

UNOFFICIAL COPY

RETURN TO: Garfield Ridge Trust & Savings Bank
6353 West 55th Street
Chicago, Illinois 60638

MAIL
TU

TRUST NO. _____

DEED IN TRUST

(QUIT CLAIM DEED)

TO

Garfield Ridge Trust & Savings Bank

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

88010895

UNOFFICIAL COPY

8 3 0 0 0 3 3 3

That part of Lot 6 (except the West 17 feet thereof) lying South of a straight line drawn from a point on the Westerly line of said Lot 6, 10.71 feet South of the Northwest corner of said Lot 6, to a point on the Easterly line of said Lot 6, 11.11 feet South of the Northeast corner of said Lot 6, said line also being the center line ("seam between buildings") as shown on the Plat of Survey dated October 9, 1987 by Landirks Co. Survey #87-10-12-B-L, Lot 7 (except the West 17 feet thereof), and that part of Lot 8 (except the West 17 feet thereof) lying South of a line drawn from the South-east corner of said Lot 8 to a point which is 17 feet easterly and 40 feet Northerly of the Southwest corner of said Lot 8, all in Owner's subdivision of the North 837 feet of the West half of the Northwest quarter of the Northwest quarter of Section 19, Township 37 North, Range 13 East of the Third Principal Meridian (except the North 317 feet of the West 232 feet thereof and except the North 147.58 feet of the East 147.58 feet of the West 379.58 feet thereof and except the East 233 feet of the North 157 feet thereof), in Cook County, Illinois

SAID SURVEY IS ATTACHED AS EXHIBIT A

SEPT-01 \$15.25
144444 TRAN 1715 01/04/88 10:27:00
85707 # 8-12-000895
COOK COUNTY RECORDER

-88-000895

Cook County Clerk's Office
88000895

864373

15⁰⁰ MAIL

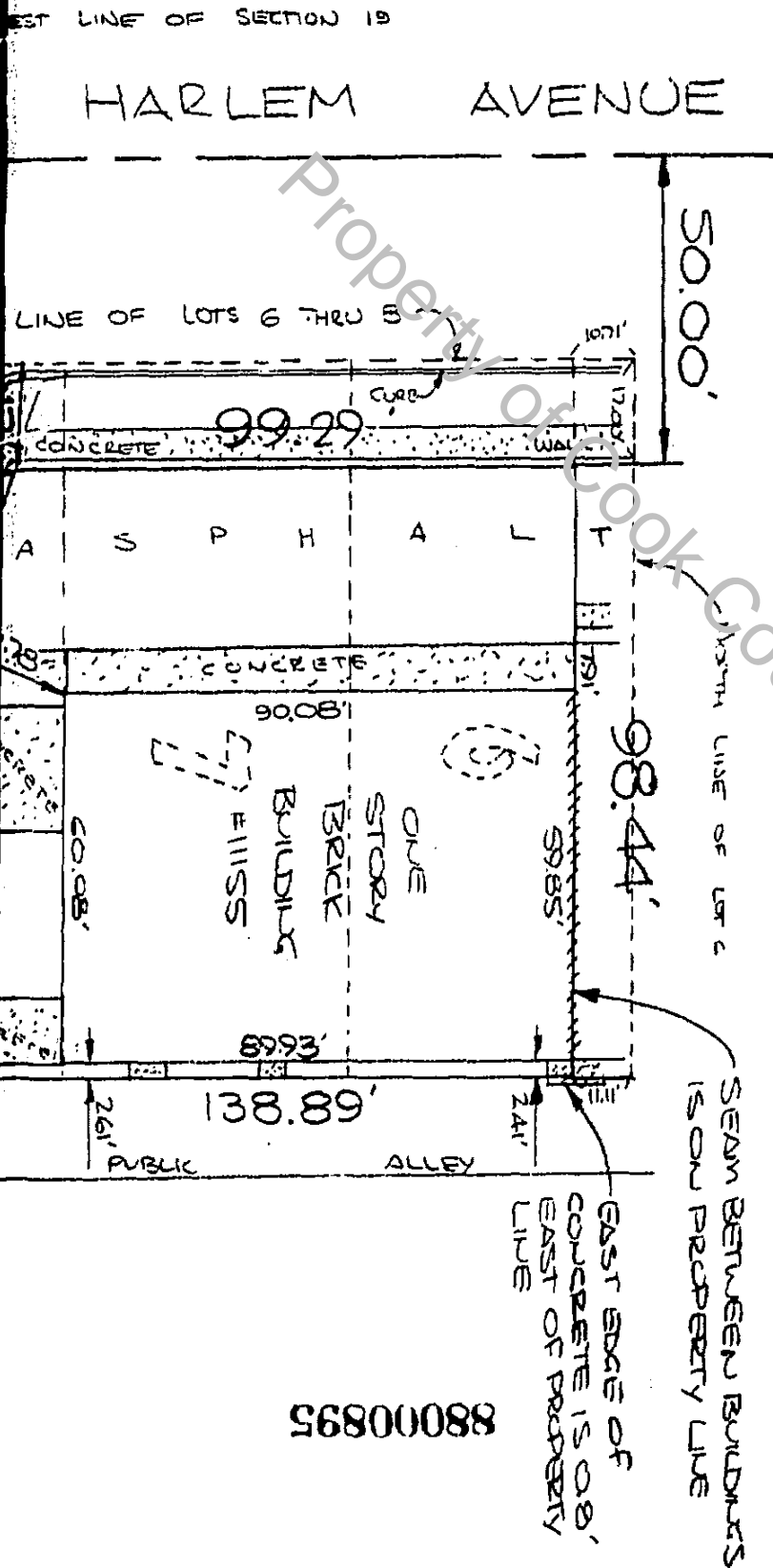
8 8 0 0 0 3 9 5

PLAT OF SURVEY

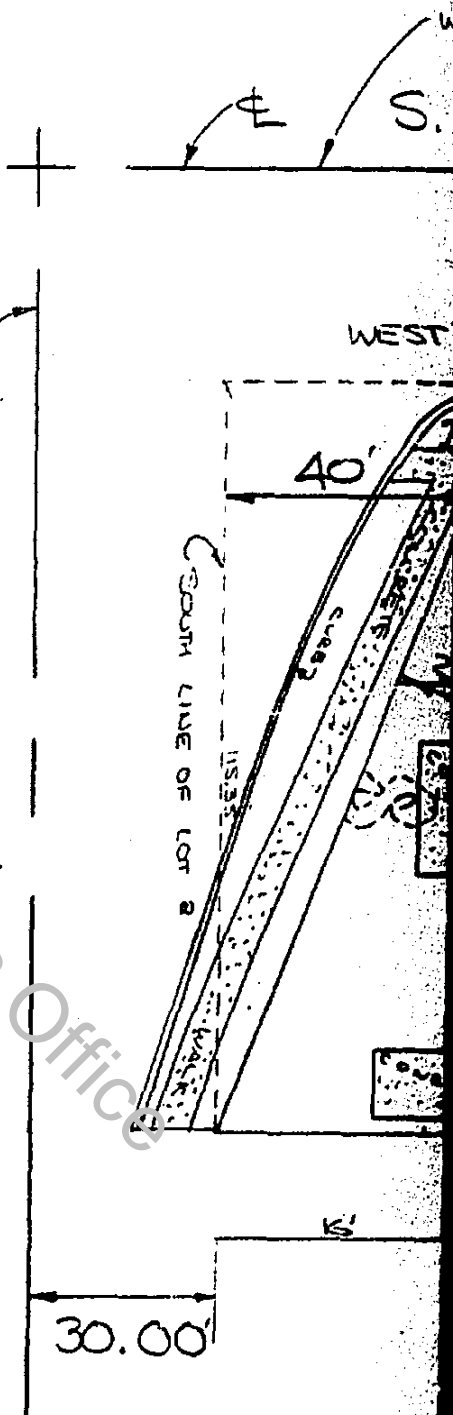
OF

88000895

THAT PART OF LOT 6 (EXCEPT THE WEST 17 FEET THEREOF) LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF SAID LOT 6, 10.71 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6, TO A POINT ON THE EASTERLY LINE OF SAID LOT 6, 11.11 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6, LOT 7 (EXCEPT THE WEST 17 FEET THEREOF), AND THAT PART OF LOT 8 (EXCEPT THE WEST 17 FEET THEREOF) LYING SOUTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 8 TO A POINT WHICH IS 17 FEET EASTERLY AND 40 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 8, ALL IN OWNER'S SUBDIVISION OF THE NORTH 837 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 317 FEET OF THE WEST 232 FEET THEREOF AND EXCEPT THE NORTH 147.58 FEET OF THE EAST 147.58 FEET OF THE WEST 375.58 FEET THEREOF AND EXCEPT THE EAST 233 FEET OF THE NORTH 157 FEET THEREOF), IN COOK COUNTY, ILLINOIS.



88000895



QUALITY SURVEYS

LANDRICK & CO

7322 W. 90th Street
Bridgeview, IL 60455

LANDMARK ENGINEERING CORPORATION
Phone: 599-3737

QUICK SERVICE

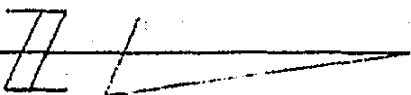
NOTE: All angles, curves, etc., noted hereon, should be carefully identified and compared with each other upon the ground by the holder in order to prevent the possibility of misunderstanding. Each such check should be made by the holder in order to prevent the possibility of misunderstanding. Any discrepancy should be promptly reported to the Surveyor for explanation or correction. All dimensions shown are given in feet and decimals thereof, corrected to 48 degrees Fahrenheit, unless otherwise noted. No improvement should be constructed on the basis of this plan alone. Field measurement of critical points should be established prior to construction of construction. No dimensions should be assumed by means of measurements upon this plan. For building lines and other restrictions not shown hereon refer to your deed, abstract, title policy, contracts, and local building and zoning ordinances.

STATE OF ILLINOIS
COUNTY OF COOK

I, Mark H. Landstrom, Illinois Registered Land Surveyor No. 2625 do hereby certify that I have surveyed the tract of land above described, and that the hereon drawn plat is a correct representation thereof.

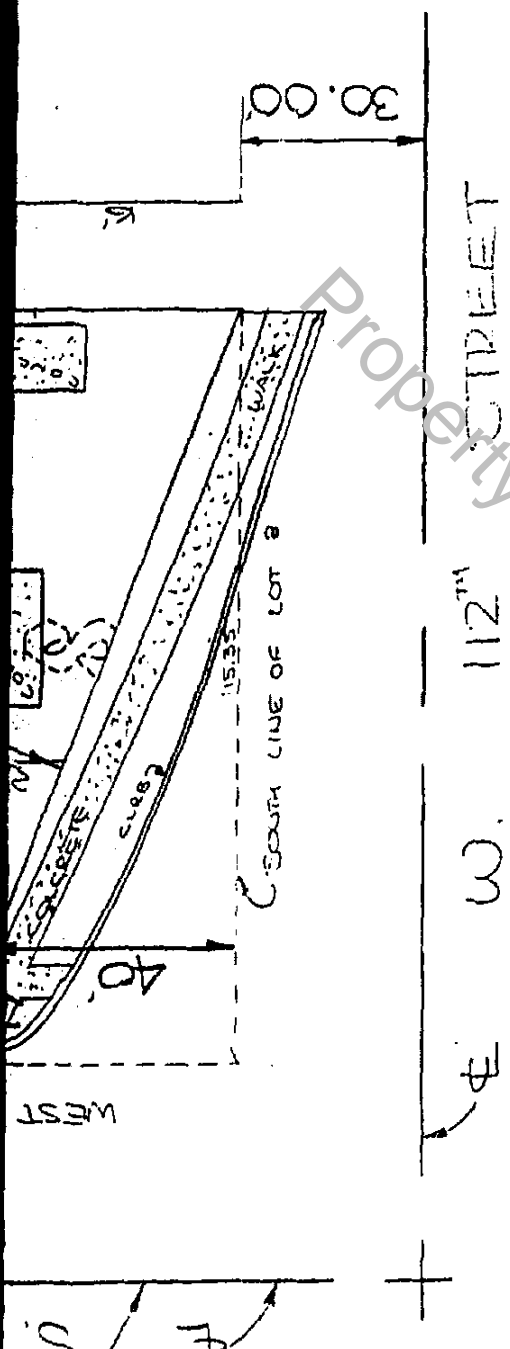
Deputy
9th Day of OCT. 19 87

SCALE: 30'



SURVEY NO. 87-10-12-B-1

UNOFFICIAL COPY



QUALITY SURVEYS

LANDRICKS & CO

7322 W. 90th Street
Bridgeview, IL 60455

QUICK SERVICE

LANDMARK ENGINEERING CORPORATION

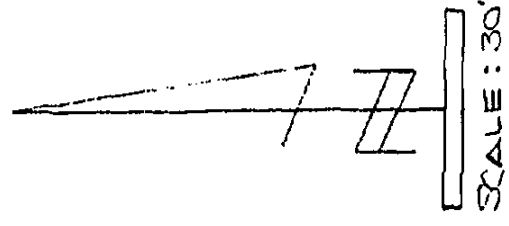
Phone: 599-3737

NOTE — All stakes, marks, etc., used hereon, should be carefully identified and compared with each other upon the ground by the holder in order to prevent the possibility of error in standing. Each such stake should be used in connection with all others on this plot. Any discrepancy should be promptly reported to the Surveyor for explanation or correction. Dimensions shown are given in feet and decimals thereof, corrected to 66 degrees Fahrenheit, unless otherwise noted. Measurements should be constructed on the basis of this plot shown. Field measurement of critical points should be established prior to commencement of construction. No dimensions should be assumed by scaled measurements upon this plot. For building lines and other restrictions not shown hereon refer to your deed, abstract, title policy, contracts, and local building and zoning ordinances.

STATE OF ILLINOIS
COUNTY OF COOK

I, Mark H. Landstrom, Illinois Registered Land Surveyor No. 2825 do hereby certify that I have surveyed the tract of land above described, and that the hereon drawn plat is a correct representation thereof.

Dated This 9TH Day of OCT... 19 87



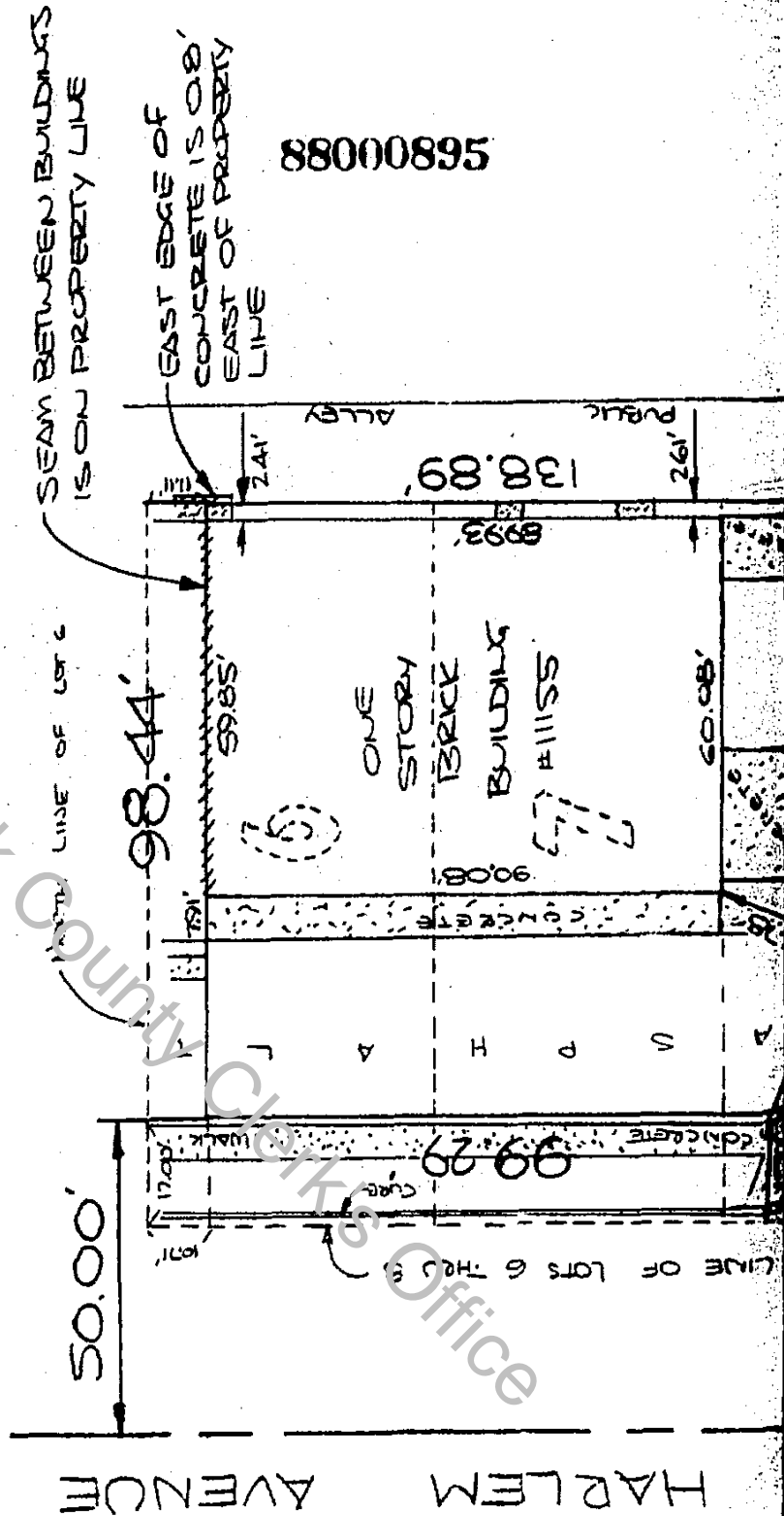
SURVEY NO. 87-10-12-B-L

66/373

PLAT OF SURVEY
OF

88000895

THAT PART OF LOT 6 (EXCEPT THE WEST 17 FEET THEREOF) LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF SAID LOT 6, 10.71 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6, TO A POINT ON THE EASTERLY LINE OF SAID LOT 6, 11.11 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6, LOT 7 (EXCEPT THE WEST 17 FEET THEREOF), AND THAT PART OF LOT 8 (EXCEPT THE WEST 17 FEET THEREOF) LYING SOUTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 8 TO A POINT WHICH IS 17 FEET EASTERLY AND 40 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 8, ALL IN OWNER'S SUBDIVISION OF THE NORTH 837 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 317 FEET OF THE WEST 232 FEET THEREOF AND EXCEPT THE NORTH 147.58 FEET OF THE EAST 147.58 FEET OF THE WEST 379.58 FEET THEREOF AND EXCEPT THE EAST 233 FEET OF THE NORTH 157 FEET THEREOF), IN COOK COUNTY, ILLINOIS.



88000895

ST LINE OF SECTION 19

6 0 0 0 0 0 0