

TRUSTEE'S DEED

The above space for recorder's use only

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 12th day of April 19 84, AND known as Trust Number 42723, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to Jung Yung Lim and Nam Soon Lim, his wife, as joint tenants with the right of survivorship and not as tenants in common

of (Address of Grantee) 210 Main Street, Lemont, Illinois

the following described real estate in Cook County, Illinois:

LOT 16 IN BLOCK 3 IN THE VILLAGE OF LEMONT, A SUBDIVISION IN SOUTH FRACTION OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 22-20-312-004

See Exhibits A and B attached hereto and incorporated herein.

7162117 Phelps P&A

15.00

COOK COUNTY, ILLINOIS FILED FOR RECORD

1988 MAY -4 PM 12:57

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Secretary, this 22nd day of APRIL, 19 88.



HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally,

BY: [Signature] Vice President

ATTEST: [Signature] Assistant Secretary

STATE OF ILLINOIS, ) COUNTY OF COOK ) SS.

"OFFICIAL SEAL" Catherine Murphy Notary Public, State of Illinois My Commission Expires 3/6/92

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the HARRIS TRUST AND SAVINGS BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of May, 19 88 Catherine Murphy NOTARY PUBLIC

JAMES M. BRADY, ESQ. PIONEER BUILDING Name 54 N. OTTAWA STREET Street JOLIET, IL 60431 City

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 208 Main Street Lemont, Illinois

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER 333

This space for revenue stamps

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 7.50 REAL ESTATE TRANSACTION TAX 17.50 88187673

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

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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 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 195 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.

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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 the 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 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.

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County Clerk's Office

RECORDED  
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MAY 19 1930  
COUNTY CLERK'S OFFICE

EXHIBIT A

- I. Grantor hereby reserves for the benefit of that certain real estate described in Exhibit A-1 incorporated herein and attached hereto (the "Retained Property") a perpetual non-exclusive easement for access to the water meter and for the purposes of use and maintenance of the water service running through the property herein granted, provided said maintenance does not unreasonably interfere with the then ongoing business of the property herein granted and any damage caused by said maintenance is properly repaired.
- II. The Grantor hereby reserves an exclusive easement over the two parking spaces located in the rear of the property herein granted for the benefit of Donald C. Hannah and Edward R. Weed (without any limitation as to time) and on weekdays when Donald C. Hannah is not present, then to Georgeanne Lamb from 8:30 a.m. to 5:00 p.m. The term of said parking easement shall expire June 1, 1989.
- III. The Grantor hereby grants for the benefit of the property herein granted a non-exclusive perpetual easement over the Retained Property solely for the purpose of use and maintenance of the electrical line running through the Retained Property to the property herein granted provided said maintenance does not unreasonably interfere with the then ongoing business of the Retained Property and any damage caused by said maintenance is properly repaired.

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A-1

### Legal Description of Retained Property

Lots 17 and 18 and the Easterly 4 feet of Lot 19 in Block 3 in the Village of Lemont, a Subdivision in Section 20, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

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Department of Revenue

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
CHICAGO, ILLINOIS

Property of Cook County Clerk's Office

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## EXHIBIT B

The grant herein is subject to the following:

1. Real estate taxes not yet due and payable;
2. Unrecorded lease between O.L. Schmidt Barge Lines, Inc. and Faith Foundation Assembly dated July 7, 1986, said lease terminating July 31, 1988.

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EXHIBIT A

The grant herein is subject to the following

conditions and shall not be valid unless

the conditions herein are approved by the Board of Directors of the Cook County Clerk's Office.

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