

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

The above space for recorders use only

88361413

THIS INDENTURE, made this 8th day of August, 1988 between MARQUETTE NATIONAL BANK, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 28th day of August, 1986, and known as Trust Number 11418, party of the first part, and

GARFIELD RIDGE TRUST & SAVINGS BANK  
6353 West 55th Street  
Chicago, IL 60638

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of August 1988, and known as Trust Number 88-8-5, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100----- Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION.

Property of Cook County Clerk's Office  
88361413

(Vacant Lot) 60th & Oak Park, Chicago, IL, together with the tenements and appurtenances thereunto belonging.

The grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 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.

Permanent Real Estate Index Number(s): 19-18-303-032  
Address(es) of Real Estate: (Vacant Lot) 60th & Oak Park, Chicago, IL.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its vice-president and attested by its secretary, the day and year first above written.

Prepared By: Anne M. Scheurich  
MARQUETTE NATIONAL BANK  
6316 S. Western Avenue  
CHICAGO, ILLINOIS 60636

MARQUETTE NATIONAL BANK  
as Trustee as aforesaid



By Anne M. Scheurich Vice President  
Attest Patricia Crotty Assistant Secretary

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of said Bank, 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 severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

"OFFICIAL SEAL"  
JOSEPHINE ROTI  
Notary Public, State of Illinois  
My Commission Expires 2/26/91

Given under my hand and Notarial Seal this 9th day of August, 1988

Josephine Roti  
Notary Public

DELIVER

NAME \_\_\_\_\_  
STREET \_\_\_\_\_  
CITY \_\_\_\_\_ OR \_\_\_\_\_  
INSTRUCTIONS \_\_\_\_\_  
RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO  
Garfield Ridge Trust & Svgs. Bk.  
6353 West 55th Street  
Chicago, IL 60638

This space for affixing riders and revenue stamps

Exempt under...  
Section 4...  
8-9-88  
June A. Chapin

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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 or alleys, 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 praesenti 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 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 option 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 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 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, 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 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee 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 case made and provided.

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## PARCEL 1:

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4, A DISTANCE OF 306.94 FEET TO THE INTERSECTION OF SAID LINE WITH A CURVED LINE, CONVEX TO THE NORTH WEST, HAVING A RADIUS OF 277.94 FEET, SAID CURVED LINE BEING 10 FEET SOUTHEASTERLY OF, BY RADIAL MEASUREMENT, THE CENTER LINE OF A SPUR RAILROAD TRACK OF THE BELT RAILWAY COMPANY OF CHICAGO; THENCE NORTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 300.45 FEET, THE CHORD OF SAID ARC BEARING NORTH 52 DEGREES 47 MINUTES 27 SECONDS EAST, TO THE END OF SAID CURVED LINE; THENCE NORTH 83 DEGREES 05 MINUTES 43 SECONDS EAST ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, PARALLEL WITH AND 10 FEET SOUTHERLY OF THE CENTER LINE OF SAID TRACK, A DISTANCE OF 21.63 FEET TO THE POINT OF CURVE OF A CURVED LINE, CONVEX NORTHERLY, HAVING A RADIUS OF 527.29 FEET, TANGENT TO THE LAST DESCRIBED LINE AND 10 FEET SOUTHERLY OF, BY RADIAL MEASUREMENT, THE CENTER LINE OF THE AFORESAID TRACK; THENCE EASTERLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 54.39 FEET, THE CHORD OF SAID ARC BEARING NORTH 86 DEGREES 14 MINUTES 47 SECONDS EAST, TO THE INTERSECTION OF SAID CURVED LINE WITH EAST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4; THENCE SOUTH 0 DEGREES 25 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4, A DISTANCE OF 174.91 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 130 FEET (EXCEPT THE SOUTH 81.0 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS

## PARCEL 2:

THE NORTHERLY 70 FEET OF THE EASTERLY 201 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, WHICH IS 1,093 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE WEST ALONG A LINE WHICH IS 1,093 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, A DISTANCE OF 324.29 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH RUNS SOUTH FROM A POINT IN THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 WHICH IS 324.54 FEET WEST OF THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TO A POINT IN THE SOUTH LINE OF SAID NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, WHICH IS 323.03 FEET WEST OF THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO A POINT 102.12 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, WHICH IS 306.36 FEET WEST OF THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TO THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; A DISTANCE OF 241.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, (EXCEPT THE EAST 17 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS

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PARCEL 3:

THE NORTHERLY 70 FEET EXCEPT THE EASTERLY 201 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, WHICH IS 1,093 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE WEST ALONG A LINE WHICH IS 1,093 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, A DISTANCE OF 324.29 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH RUNS SOUTH FROM A POINT IN THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 WHICH IS 324.54 FEET WEST OF THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TO A POINT IN THE SOUTH LINE OF SAID NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, WHICH IS 323.83 FEET WEST OF THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO A POINT 102.12 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, WHICH IS 304.36 FEET WEST OF THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TO THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, A DISTANCE OF 241.62 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, (EXCEPT THE EAST 17 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS

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