

TRUSTEE'S DEED

The above space for recorders use only.

THIS INDENTURE, made this 8th day of February, 1988, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 29th day of September, 1986, and known as Trust No. 198 party of the first part, and ROBERT E. ALVIN JR. of 10150 S. Talman, Chicago, Illinois,

parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) and 00/100-----dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, ROBERT E. ALVIN, JR., the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION:

Parcel 1: Unit 10880 that part of Lot 6 in Palos Creek Townhomes being a subdivision in the South East 1/4 of Section 14, Township 37 North, Range 12 East of the Third Principal Meridian being bounded and described as follows:

Commencing at the North East corner of said Lot 6; thence South 62 degrees 13 minutes 46 seconds West along the Northernly line of said Lot 6; 122.17 feet to the point of beginning; thence South 27 degrees 38 minutes 35 seconds East 105.58 feet to the Southernly line of said lot 6; thence West along a curve concave Southerly having a radius of 50.00 feet an arc length of 19.90 feet; thence North 37 degrees, 52 minutes 02 seconds West 44.48 feet; thence North 27 degrees 38 minutes 35 seconds West, 61.51 feet to the Northernly line of said Lot 6; thence North 62 degrees 13 minutes 46 seconds East along the last described line 26.07 feet to the point of beginning in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of parcel 1 as set forth in the Declaration of Easements, Covenants, Restrictions and Conditions dated June 22, 1987 and recorded June 25, 1987 as document 88065143 and created by deed recorded as document 88065143 for ingress and egress.

Subject to easements, covenants, conditions and restrictions of record, if any. Subject to 1987 real estate taxes and subsequent years.

This deed is being prepared and recorded to correct Legal Description on Trustee's Deed recorded 2/16/88 as document number 88065143

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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, and of every other power and authority thereto enabling. SUBJECT, HOWEVER, to the terms of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 Trust Officer and attested by its Asst. Trust Officer the day and year first above written.

STATE BANK OF COUNTRYSIDE as Trustee as aforesaid

By: Susan L. Jutzi Trust Officer
Attest: Maureen J. Brooken Asst. Trust Officer

STATE OF ILLINOIS
COUNTY OF COOK

the undersigned, DO HEREBY CERTIFY THAT I, SUSAN L. JUTZI, of State Bank of Countryside and MAUREEN J. BROOKEN of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. Trust Officer 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 Asst. Trust Officer did also then and there acknowledge that and Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer'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 8th day of February, 1988

OFFICIAL SEAL
LUCILLE GOETS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. DEC. 9, 1992

Prepared by: S. Jutzi
6724 Jobel Rd.
Countryside, IL 60525
DELIVERY TO: OR: RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
10880 South 84th Avenue
Palos Hills, IL 60465

relations of Paragraph 6, Section 4, Real Estate Transfer

Buyer, Seller or Representative

This space for affixing stamp

Stamp affixed to doc. 88065143

Document Number

89104114

UNOFFICIAL COPY

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said real estate and to manage and control said real estate as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said real estate, and that such right in the event of said real estate shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary now has, and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. Nothing herein contained shall be construed as imposing any obligation on the Trustee, to file any income, profit or other tax reports or schedules, it being expressly understood that the beneficiaries hereunder from time to time will individually make all such reports and pay any and all taxes growing out of their interest under this Trust Agreement. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the Trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the Trustee until the original or a duplicate copy of the assignment, in such form as the Trustee may approve, is lodged with the Trustee and its acceptance indicated thereon, and the reasonable fees of the Trustee for the acceptance thereof paid; and every assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the trustee, shall be void as to all subsequent assignees or purchasers without notice.

In case said Trustee shall be required in its discretion to make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said Trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law, judgments or decrees, or otherwise, or in case the Trustee shall deem it necessary on account of this trust, to consult or retain counsel and shall thereby incur attorneys' fees, or in the event the Trustee shall deem it necessary to place certain insurance for its protection hereunder, the beneficiaries hereunder do hereby jointly and severally agree as follows: (1) that they will on demand pay to the said Trustee, with interest thereon at the rate of 15% per annum, all such disbursements or advances or payments made by said Trustee, together with its expenses, including reasonable attorneys' fees; (2) that the said Trustee shall not be required to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said Trustee shall have been fully paid, together with interest thereon as aforesaid, and (3) that in case of non-payment within ten (10) days after demand said Trustee may sell all or any part of said real estate at public or private sale on such terms as it may see fit, and retain from the proceeds of said sale a sufficient sum to reimburse itself for all such disbursements, payments, advances and interest thereon and expenses, including the expenses of such sale and attorneys' fees, rendering the overplus, if any, to the beneficiaries who are entitled thereto. However, nothing herein contained shall be construed as requiring the Trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder. The sole duty of the Trustee with reference to any such legal proceeding shall be to give timely notice thereof to the beneficiaries hereunder after the Trustee is served with process therein and to permit such legal proceeding to be brought or defended in its name, provided that it shall be indemnified in respect thereto in a manner satisfactory to it.

Notwithstanding anything heretofore contained, the Trustee, at any time and without notice of any kind, may resign as to all or part of the trust property if the trust property or any part thereof is used, or the use thereof is authorized or contemplated, for any purpose (including, but not limited to, the sale at wholesale, retail or otherwise, giving away or other disposition of intoxicating liquors of any kind, or as a tavern, liquor store or other establishment for the sale of intoxicating liquors for use or consumption on the premises or otherwise, or for any purpose which may be within the scope of the Dram Shop Act of Illinois or any similar law of any State in which the trust property or any part thereof may be located) which in the opinion of the Trustee, may subject the Trustee, within its sole determination, to embarrassment, insecurity, liability hazard or litigation. Such resignation as to all or part of the trust property shall be fully effected by the conveyance of the Trust property, or the part thereof as to which the Trustee desires to resign the trust hereunder, by the Trustee to the beneficiaries in accordance with their respective interests hereunder. The Trustee notwithstanding any resignation hereunder, shall continue to have a first lien on the trust property, for its costs, expenses and attorneys' fees and for its reasonable compensation.

This Trust Agreement shall not be placed on record in the Recorder's Office or filed in the Office of the Registrar of Titles of the County in which the real estate is situated, or elsewhere, and the recording of the name shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said Trustee.

89104114

89104114

DEPT-01 \$13.25
T#4444 TRAN 5/99 03/09/89 10:58:00
#1923 # D 89-104114
COOK COUNTY RECORDER

RECORDED
INDEXED
MAY 10 1989
CLERK OF COOK COUNTY

13⁰⁰ MAIL

PREPARED BY:

NAME

STREET

CITY

OR: RECORDERS OFFICE BOX NUMBER

Palos Hills, IL 60465

10880 South 84th Avenue

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

S. JUIZI
674 Joliet Rd
Countryside, IL 60525

NOTARY PUBLIC STATE OF ILLINOIS
LUCILLE GOETZ
AT COMMISSION EXP. DEC. 9, 1992

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
of said Bank, personally known to me to be the same persons
and the said
Trust Officer
ASST. TRUST OFFICER
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
Trust Officer
ASST. TRUST OFFICER
as custodian of the corporate seal of said Bank did affix
the said corporate seal of said Bank to said instrument as said
Trust Officer's
own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes
therein set forth.

STATE BANK OF COUNTRYSIDE AS TRUSTEE AS FOLLOWS
By *[Signature]*
ASST. TRUST OFFICER
and attested by its ASST. TRUST OFFICER the day and year

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be
signed to these presents by its
Trust Officer
and attested by its ASST. TRUST OFFICER the day and year
first above written

THIS DEED IS BEING PREPARED AND RECORDED TO CORRECT TRUSTEE'S DEED RECORDED AS
DOCUMENT NO. 88065143.
TOGETHER WITH THE INSTRUMENTS AND APPURTENANCES THEREON BELONGING
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party
of the second part.
Subject to easements, covenants, conditions and restrictions of record, if any.
Subject to 1987 real estate taxes and subsequent years.
This deed is being prepared and recorded to correct legal description on Trustee's
deed recorded 2/16/88 as document number 88065143

That deed is executed by the party of the first part, as Trustee, as above stated, and in the exercise of the power and authority
granted to and vested in it by the terms of said Deed of Trust, and the provisions of said Trust Agreement above mentioned, and
of every other power and authority thereto enabling, SUBJECT, HOWEVER, to the terms of all trust deeds and/or mortgages upon said
real estate, if any, of record in said County; all unpaid general taxes and special assessments and other taxes and claims of any kind; pend-
ing litigation, if any, affecting the said real estate, building, lease and other interests of record, if any; party with
ing parties and party with agreement, if any; zoning and building laws and ordinances, whether or not such claims, if any; easements
of record, if any; and rights and claims of parties in possession.

This space for affixing fiduciary and revenue stamps.

Stamp under pro
Tax Act.

Date

89104114

Document Number

Stamp affixed to doc. 88065143

UNOFFICIAL COPY

13 00 MAIL

89104114

89104114

RECORDED & INDEXED
JAN 11 1989
COUNTY CLERK'S OFFICE
CHICAGO, ILL.

DEPT-01
#1723 # 57-104114
#1414
5799 03/09/89 10:58:00
COOK COUNTY RECORDER

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any said real estate and to manage and control said real estate as hereinafter provided, and the right to receive the proceeds from rents and from mortgages, sale or other disposition of said real estate, and that such right in the said real estate shall be deemed to be held in trust for the said real estate and to be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the lifetime of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary now has, and that no beneficiary hereunder at any time shall have, any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, profit and proceeds as aforesaid. Nothing herein contained shall be construed as imposing any obligation on the Trustee, to the any income, profit or other tax reports or schedules, it being expressly understood that the beneficiaries hereunder from time to time will individually make all such reports and pay any and all taxes growing out of their interests under this Trust Agreement. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the Trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the Trustee until the original or a duplicate copy of the assignment, in such form as the Trustee may approve, is lodged with the Trustee and its acceptance indicated thereon, and the reasonable fees of the Trustee for the acceptance thereof paid; and every assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the Trustee, shall be void as to all subsequent assignees or purchasers without notice.

In case said Trustee shall be required in its discretion to make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said Trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, loss or depletion of real estate, or in case the Trustee shall deem it necessary on account of this trust, to sue, prosecute under any law, judgments or decrees, or otherwise, or in case the Trustee shall deem it necessary to place certain insurance policies on the said real estate, the beneficiaries hereunder do hereby jointly and severally agree as follows: (1) that they will on demand pay for its protection hereunder, the beneficiaries hereunder do hereby incur attorneys' fees, or in the event the Trustee shall deem it necessary to place certain insurance on the said real estate, with interest thereon at the rate of 15% per annum, all such disbursements or advances or payments made by said Trustee, together with its expenses, including reasonable attorneys' fees; (2) that the said Trustee shall not be required to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said Trustee shall have been fully paid, together with interest thereon as aforesaid, and (3) that in case of non-payment within ten (10) days after demand said Trustee may sell all or any part of said real estate at public or private sale on such terms as it may see fit, and retain from the proceeds so sold a sufficient sum to reimburse itself for all such disbursements, payments, advances and interest thereon and expenses, including a reasonable attorney's fee, recording the oversplus, if any, to the beneficiaries who are entitled thereon and to the proceeds of or defend any legal proceeding involving this trust or any property or interest thereunder. The sole duty of the Trustee with reference to any such legal proceeding shall be to give timely notice thereof to the beneficiaries hereunder after the Trustee is served respect thereto in a manner satisfactory to it.

Notwithstanding a (1) that hereinafter contained, the Trustee, at any time and without notice of any kind, may resign as to all or part of the trust property if the trust property or any part thereof is used, or the use thereof is authorized or contemplated, for any purpose (including, but not limited to, use as a tavern, liquor store or club or establishment for the sale or consumption of intoxicating liquors of any kind, or as a tavern, liquor store or club or establishment for the sale or consumption of any similar law of any State in which the trust property or any part thereof may be located) which in the opinion of the Trustee, may subject the Trustee, within its sole determination, to embarrassment, insecurity, liability, loss or litigation. Such resignation as to all or part of the trust property shall be fully effected by the conveyance of the Trust property, or any part thereof, as to which the Trustee desires to resign the Trust Agreement, by the Trustee to the beneficiaries in accordance with their respective interests hereunder. The Trustee notwithstanding any resignation hereunder, shall continue to have a first lien on the trust property, for its costs, expenses and attorneys' fees and for its reasonable compensation.

This Trust Agreement shall not be placed on record in the Recorder's Office or filed in the office of the Registrar of Titles of the County in which the real estate is situated, or elsewhere, and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or power of said Trustee.