

TRUSTEE TO TRUSTEE

89208962

This Indenture, Made this 28th day of April 1989 between WEST SUBURBAN BANK, a corporation, 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 24 day of Feb. 1988 and known as Trust Number 8047, party of the first part and Harris Bank Roselle a banking institution, as Trustee under the provisions of a trust agreement dated the 1st day of April 1989 and known as Trust Number 12936, party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of \$10.00 ten and no 100/ths Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, sell, and convey unto said parties of the second part the following described real estate situated in DuPage County, Illinois, to-wit: Lots 46, 46-I, 46-II, 46-III and 46-IV, The Woods of Oak Hills, Unit 1 a subdivision in Sections 27 and 34, Township 41 North, Range 9 East of the 3rd P.M. recorded as Document Number 88567780 recorded December 8, 1988 in Cook County, Illinois. PIN NOS. 06-27-301-027 and 06-34-100-001

The Grantee and Assigns agree to comply with and be bound by the Covenants, Restrictions, and Community Association for The Woods of Oak Hills, except minimum completed living area per dwelling, and items listed in The Woods of Oak Hills Community Association which have been recorded as Document 88567782 and Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements which have been recorded as Document 88567781.

together with the tenements and appurtenances thereunto belonging. This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The powers and authority conferred upon said trust grantee are as follows: 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.

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 redivide 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 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 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.

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 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 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 for 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 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 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 or successors.

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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof. Also subject to all covenants, conditions, and building line restrictions (if any) of record in the office; also subject to all unpaid taxes and special assessments.

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 Assistant Secretary the day and year first above written.

PREPARED BY: Taslitz, Smith & Hennesch, 29 South LaSalle Street, Ste. 930, Chicago, IL 60603

MAIL TO:

Joseph Palmisano, Esq. 222 West Adams, Suite 257 Chicago, IL 60606

As Trustee aforesaid,

By: [Signature] Trust Officer

Attest: [Signature] Asst. Trust Officer

BOX 334

88-0402 LHC KLB

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UNOFFICIAL COPY

WEST SUBURBAN BANK
711 South Westmore Avenue
Lombard, Illinois 60148
629-4200

As Trustee under Trust Agreement

WEST SUBURBAN BANK

DEED

212.50



REAL ESTATE TRANSACTION TAX
Cook County

REVENUE
MAY-589

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY-589
917-2-2-5



COOK COUNTY RECORDER
#1097 # D * 89-208962
T#1444 TRAN 6885 05/09/89 16.11.00
\$12.00

OFFICIAL SEAL
Helen G. Schmitt
Not. Public, State of Illinois
Commission Expires 11/3/91

Notary Public.

A. D. 1989

April

GIVEN under my hand and Notarial Seal this 28th

act, and as the free and voluntary act of said Bank for the uses
said Bank to said instrument as her own free and voluntary
corporate seal of said Bank, did affix the said corporate seal of
did also, then and there acknowledge that he, as custodian of the
Carrie Ann MocarSKI, Asst. Trust Officer
therein set forth, and the said
free and voluntary act of said Bank, for the uses and purposes
said instrument as their own free and voluntary act, and as the
in person and acknowledged that they signed and delivered the
Asst. Trust Officer Secretary respectively, appeared before me this day
personally known to me to be the same persons whose names are
Carrie Ann MocarSKI, Asst. Trust Officer of said Bank,
and
WEST SUBURBAN BANK,
HEREBY CERTIFY, that Patricia L. Fleischman,
PUBLIC in and for said County, in the State aforesaid, DO
A-NOTARY
Helen G. Schmitt

230690268

State of Illinois
COUNTY OF DUPAGE