

UNOFFICIAL COPY

90055811

This Indenture Witnesseth, That the Grantor PARK ACQUISITION CORPORATION, an Illinois corporation

of the County of Cook and the State of Illinois for and in consideration of TEN and no/100 (\$10.00) Dollars

and other good and valuable consideration in hand paid, Convey S and Warrant S unto

FIRST COLONIAL TRUST COMPANY on Illinois, Corporation of 104 North Oak Park Avenue, Oak Park, Illinois, its successor

or successors, as Trustee under the provisions of a trust agreement dated the 22nd

day of December 19 89 known as Trust Number 5460, the following described

real estate in the County of Cook and State of Illinois, to-wit:

Legal Description Rider Attached Hereto

14⁰⁰

Subject to covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; mortgage or trust deed specified below, if any; general taxes for the year 1989 and subsequent years.

Commonly known as 2850 Eisenhower Expressway, Broadview, Illinois

- P.T.I.N. 15-16-404-015
- 15-16-404-016
- 15-16-404-017
- 15-16-404-018
- 15-16-404-021

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TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 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, 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 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 options to renew leases and options to purchase the whole or any part of the reversion and to contract, respecting the manner or 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.

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 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 all 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 registrant 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 of such case made and provided".

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

PA. 10686
FEB-2-90
REVENUE
DEPT. OF REVENUE

550.00

0 3 4 1 3 7

REAL ESTATE TRANSACTION TAX
Cook County

REVENUE
STAMP
FEB-2-90
PA. 11424

275.00

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7/86

72-39-805 Z

25922

RECORDED IN BOOK 11424 PAGE 275

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BOX NO.

333

Deed in Trust

ADDRESS OF PROPERTY

FIRST COLONIAL TRUST COMPANY
104 N. Oak Park Avenue
Oak Park, Illinois 60301

Return to

Kath M. Kula
20 N. Clark St
Suite 2300
Chicago IL 60602

FORM 8811 Reorder from ILLIANA FINANCIAL, INC.

This Instrument Prepared By:
Stephen R. Murray
555 E. Golf Road
Arlington Heights, IL 60005
(708) 364-7555

OFFICIAL SEAL
STEPHEN R. MURRAY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV. 21, 1991

Stephen R. Murray Notary Public.

26th day of January A.D. 19 90

GIVEN under my hand and notarial seal this

including the release and waiver of the right of homestead.

as their free and voluntary act, for the uses and purposes therein set forth,

acknowledged that they signed, sealed and delivered the said instrument

subscribed to the foregoing instrument, appeared before me this day in person and

personally known to me to be the same person whose name is

Secretary of Park Acquisition Corporation,

that Chang Park, President and Ronald Waller,

a Notary Public in and for said County, in the State aforesaid, do hereby certify

I, Stephen R. Murray

STATE OF ILLINOIS }
COUNTY OF COOK }
SS.

PARK ACQUISITION CORPORATION
By Chang Park, President
(SEAL)

ATTEST:
Ronald Waller, Secretary
(SEAL)

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 its hand and seal this 12th day of January 19 90.

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PARCEL 1:

LOTS 14 AND 15 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 1 IN SHEKLETON BROTHERS 25TH AVENUE AND HARRISON STREET ADDITION TO BROADVIEW, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE 166 FOOT RIGHT OF WAY OF THE CHICAGO, HAMMOND AND WESTERN RAILROAD COMPANY, ALSO THAT PART OF SAID NORTH EAST 1/4 LYING WEST OF SAID 166 FOOT RIGHT OF WAY AND NORTH OF THE SOUTH 1,000 FEET OF SAID NORTH EAST 1/4 THAT DISTANCE BEING MEASURED ALONG THE EAST AND WEST LINES OF SAID 1,000 FEET IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED LAND OVER AND UPON THE WEST 10 FEET OF LOTS 14 AND 15 IN BLOCK 1 AFORESAID AS CREATED BY DEED DATED JANUARY 24, 1956 AND RECORDED MARCH 19, 1956 AS DOCUMENT NUMBER 16523573, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 16 TO 18 IN BLOCK 1 IN SHEKLETON BROTHERS 25TH AVENUE AND HARRISON STREET ADDITION TO BROADVIEW, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE 166 FOOT RIGHT OF WAY OF THE CHICAGO, HAMMOND AND WESTERN RAILROAD COMPANY ALSO THAT PART OF SAID NORTH EAST 1/4 LYING WEST OF SAID 166 FOOT RIGHT OF WAY AND NORTH OF THE SOUTH 1,000 FEET OF SAID NORTH EAST 1/4 THE DISTANCE BEING MEASURED ALONG THE EAST AND WEST LINES OF SAID 1,000 FEET IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THE EAST 20 FEET THEREOF) AND (EXCEPT THE NORTH 134.36 FEET OF THE EAST 50 FEET) IN BLOCK 1 IN SHEKLETON BROTHERS 25TH AVENUE AND HARRISON STREET ADDITION TO BROADVIEW, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF 166 FOOT RIGHT OF WAY OF CHICAGO, HAMMOND AND WESTERN RAILROAD COMPANY, ALSO THAT PART OF SAID NORTH EAST 1/4 LYING WEST OF THE 166 FOOT RIGHT OF WAY AND NORTH OF THE SOUTH 1000 FEET OF SAID NORTH EAST 1/4 THE DISTANCE MEASURED ALONG THE EAST AND WEST LINES OF SAID 1000 FEET SITUATED IN COOK COUNTY, ILLINOIS.

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