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90118234

TRUSTEE'S DEED IN TRUST

The above space for recorder's use only.

The Grantor, THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a national banking association, 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 national banking association in pursuance of a certain Trust Agreement dated the 20th day of November 19 84, and known as Trust Number 27301, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to Commercial National Bank of Berwyn

of 3322 S. Oak Park Avenue, Berwyn, Illinois 60402, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of December 19 86, and known as Trust Number 860970, the following described real estate in the County of Cook and State of Illinois,

FOR LEGAL DESCRIPTION SEE RIDER ATTACHED HERETO WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

DEPT-01 RECORDING 197777 TRAN 0891 03/16/90 10:37:00 \$3863 + F - 90-18234 COOK COUNTY RECORDER

Subject to: Permitted Encumbrances on Exhibit "B" attached

REAL ESTATE TRANSACTION TAX REVENUE STAMP SEP-1189 750.00

THIS SPACE FOR AFFIXING TAXIDERS AND REVENUE STAMPS

90118234

together with the appurtenances attached thereto.

PIN: 27-15-301-018

The provisions on the reverse side hereof are incorporated into and made a part of this deed.

This Deed is executed by the Grantor, 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 first above mentioned, including the authority to convey directly to the Trustee/Grantee named herein, and of every other power and authority hereunto enabling.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and same to be signed by its Assistant Vice President and attested by its Trust Administration Officer, this 7th day of March, 19 90.



THE COSMOPOLITAN NATIONAL BANK OF CHICAGO as Trustee as aforesaid, and not personally.

BY: Andrew H. Dobzyn Assistant Vice President

ATTEST: Linda Davis Trust Administration Officer

State of Illinois)) SS. County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Andrew H. Dobzyn

Assistant Vice President of THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a national banking association, and Linda Davis, Trust Administration Officer

OFFICIAL SEAL SUE A. KASTNER NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 11-30-92

Assistant Vice President of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Trust Officer or Trust Administration 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 acts, and as the free and voluntary act of said national banking association, as Trustee for the uses and purposes therein set forth and the said Trust Officer or Trust Administration Officer did also then and there acknowledge that he/she as custodian of the corporate seal of said national banking association did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said national banking association, for the uses and purposes therein set forth.

This instrument was prepared By: Linda Davis Land Trust Department Cosmopolitan National Bank of Chicago 801 North Clark Street Chicago, Illinois 60610-3287

Given under my hand and Notarial Seal this 7th March 19 90 Sue A. Kastner Notary Public

Mail To: WISEN & ELLIOTT 200 W. Adams St CHGO, IL. Helen Jensen

9676 W. 159th Street, Orland Park, Illinois Street address of above described property.

S1219229 PM 10 11

-90-118234

DOCUMENT NUMBER

Form 20-218 (11/85)

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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.

Full power and authority is hereby granted to said Trustee/Grantee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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/Grantee, 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 to time, in possession or reversion, by leases to commence in present 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 99 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 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/Grantee, 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/Grantee, 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 said trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee/Grantee, or be obliged or privileged to inquire into any of the terms of said latter Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee/Grantee, 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 deed and by said latter 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 deed and in said latter Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee/Grantee, 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, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment or decree for anything it or they or its or their agent or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said first mentioned 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/Grantee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said latter Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee/Grantee, in its own name, as Trustee of an express trust and not individually (and the Trust/Grantee 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/Grantee 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 latter 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 thereunder 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, the intention hereof being to vest in said Trustee/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.

001239
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR--'90
DEPT. OF REVENUE
300.00
P.B. 10792

001238
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR--'90
DEPT. OF REVENUE
500.00
P.B. 10792

001236
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR--'90
DEPT. OF REVENUE
500.00
P.B. 10792

001235
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR--'90
DEPT. OF REVENUE
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P.B. 10792

001237
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR--'90
DEPT. OF REVENUE
500.00
P.B. 10792

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EXHIBIT "A"

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 0 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 (ALSO THE CENTER LINE OF 94TH AVENUE) FOR A DISTANCE OF 64.99 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 50.00 FEET TO A POINT (SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF 94TH AVENUE PER DOCUMENT NUMBER 70L16926); THENCE SOUTH 44 DEGREES 41 MINUTES 27 SECONDS EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF 94TH AVENUE FOR A DISTANCE OF 21.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET PER DOCUMENT NUMBER 70L16926; THENCE SOUTH 89 DEGREES 44 MINUTES 09 SECONDS EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET FOR A DISTANCE OF 776.69 FEET TO A POINT IN A LINE LYING 500.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AT THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 00 MINUTES 45 SECONDS EAST ALONG THE SAID LINE 500.00 FEET WEST OF AND PARALLEL TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 FOR A DISTANCE OF 398.78 FEET TO A POINT IN A LINE LYING 450.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG THE SAID LINE LYING 450.00 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15 FOR A DISTANCE OF 250.00 FEET TO A LINE 250.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 0 DEGREES 00 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 393.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE NORTH 89 DEGREES 44 MINUTES 09 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET FOR A DISTANCE OF 172.05 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 12 SECONDS WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 09 SECONDS WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET FOR A DISTANCE OF 77.92 FEET TO THE POINT OF BEGINNING; CONTAINING 2.268 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED ENCUMBERANCES

1. Terms and provisions contained in Annexation Agreement recorded as Document Numbers 24458260 and 25432450.
2. Notice recorded as Document Number 24833429 relating to land use, development plan and storm water detention.
3. Non-exclusive easements for drainage, service roadway and buffer strip over part of the subject land as contained in the Plat attached to the Grant recorded as Document Number 26981406.

(Affects the East 10 feet for drainage and utilities; the South 24 feet of the North 49 feet and the North 24 feet of the South 49 feet for vehicular and pedestrian ingress and egress frontage roadways; the North 25 feet and the South 25 feet are buffer strips for landscaping, parking, ingress and egress.)

4. Drainage ditches, feeders and laterals, and other drainage easements, if any.
5. Grant of Easement for the benefit of Commonwealth Edison Company and the Illinois Bell Telephone Company, recorded March 11, 1986, as Document Number 86096723 for electric and telephone facilities.

(Affects the East 10 feet, the South 10 feet of the North 20 feet and a portion 2 feet wide by 80 feet long as shown in Exhibit "A" of the Premises.)

6. General real estate taxes for 1989 and subsequent years.
7. Easement for Public Utilities along the west 10 feet of the Land as per Document No. 85188927.
8. Existing unrecorded Leases.

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STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

JACOB L. WEGLARZ, General Partner,
Orland Properties Partnership,
an Illinois General Partnership, being duly sworn on oath, states

that he resides at 15255 South 94th Avenue, Orland Park, IL 60462 .

That the attached deed is not in violation of Paragraph 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- (A) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.
- OR-
- B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1:
 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

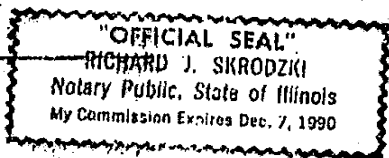
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Handwritten Signature]

SUBSCRIBED AND SWORN TO
before me this 7th day
of March, 1990.

[Handwritten Signature]
Notary Public



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COOK COUNTY CLERK'S OFFICE
JAN 1 1972

[Faint, mostly illegible text, likely a document or form, possibly a deed or contract. The text is too light to transcribe accurately.]

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RECORDED

