

UNOFFICIAL COPY

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TRUSTEE'S DEED IN TRUST

90119205

THIS INSTRUMENT IS FOR THE COOK COUNTY RECORDERS' OFFICE ONLY

THIS INDENTURE, made this 15th day of March, 1990, between HERITAGE TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 24th day of September, 1985, and known as Trust Number 85-2606 party of the first part, and BEVERLY TRUST COMPANY, as trustee u/t/a dated 8-1-89 and known as Trust No. 8-8817 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----- DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF

PIN #23-27-412-027
#23-27-412-025

COMMON ADDRESS: 12416 S. 90th Avenue

DEPT-01 RECORDING
18/90 DEAN 03/16/90
03/02/90 112

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

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 RECYCLED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

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 of any there be of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Assistant Secretary, the day and year first above written

AS SUCCESSOR TRUSTEE to Heritage Bremen Bank & Trust Co. HERITAGE TRUST COMPANY As Trustee as aforesaid,

By *Karla Lee Kelly* Trust Supv.
Attest *Jeanette Siedlow* Assistant Secretary

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Secretary and Assistant Secretary of the HERITAGE TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Secretary and Assistant Secretary 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 company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.



Date March 15, 1990
Notary Public *Beth O'Hagan*

NAME: BEVERLY TRUST COMPANY
STREET: 10312 50 CILERO
CITY: OAK LAWN, IL 60453
OR
INSTRUCTIONS: RECORDER'S OFFICE BOX NUMBER
TRUSTEE'S DEED (Recorder's) Non-Joint Tenancy

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
12516 S. 90th Avenue
THIS INSTRUMENT WAS PREPARED BY
HERITAGE TRUST COMPANY
17500 Oak Park Avenue
Tinley Park Illinois 60477

83 8963398

This space for stamp

90119205

Document Number

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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 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, 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 195 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 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 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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EXHIBIT "A"

LEGAL DESCRIPTION:

THAT PART OF LOT 2 IN ZIMMERMAN'S RESUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 33 FEET, THE WEST 33 FEET AND THE NORTH 33 FEET THEREOF) ALL IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2, 480 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 87 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 151.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, BEING 542 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 162 FEET TO A POINT 220 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY A DISTANCE OF 178.974 FEET TO THE POINT OF BEGINNING;

ALSO

THAT PART OF LOT 3 IN ZIMMERMAN'S RESUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 2 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 33 FEET, THE WEST 33 FEET AND THE NORTH 33 FEET THEREOF) ALL IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 3, 380 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 162 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 151.33 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BEING 517 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 137 FEET TO A POINT 380 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 149.18 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF LOT 3 IN ZIMMERMAN'S RESUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 33 FEET, THE WEST 33 FEET AND THE NORTH 33 FEET THEREOF), ALL IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 3, 380 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 149.18 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 35 FEET; THENCE NORTHEASTERLY A DISTANCE OF 153.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general taxes for 1989 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property.

Address: 12416 South 90th
Palos Park, Illinois

PIN: 23-27-412-027
23-27-412-025

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