

72-44-807-L

UNOFFICIAL COPY

DEED IN TRUST

Box 360

MAR 20 PM 1:47

90122527

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, OWEN C. MAUE, a married person, of the County of COOK and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey-and Warranty-into HERITAGE BREMEN BANK AND TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 23RD day of APRIL 19 79, and known as Trust Number 79-1432, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South East 1/4 of Section 32, Township 36 North, Range 12 in Cook County, Illinois (Except the North 80 acres thereof).

P.I.N. 27-32-400-007
27-32-400-009

THIS IS NON-HOMESTEAD PROPERTY.

FARM ACREAGE
108TH AV. AND 185TH ST., ORLAND PL, ILL.

This instrument prepared by:
**McKEOWN, FITZGERALD, ZOLLNER,
BUCK, HUTCHISON & RUTTLE**
2455 Glenwood Avenue
JOLIET, ILLINOIS 60435
Member of Will Co. Bar Assoc.

13.00

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, to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, alleys, highways or alleys and to vacate any subdivision or part thereof, and to transmute 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, 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 time to time, in possession or reversion, by lease to commence in present or in the future, and upon any term and for any period or periods of time, not exceeding in the case of any single demise the term of 100 years, and to renew or extend lease upon any terms and for any period or periods of time and to amend, change or modify leases and provisions thereof at any time or times hereafter, and 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 premises and in contract respecting the amount 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 connected with 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 a 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 witness whereof, any party dealing with said Trustee 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, or any successor in trust, is 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 this trust have been complied with, or be obliged to inquire into the authority, 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, 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, but at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, so that such conveyance or other instrument, as executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof if any, and binding upon all beneficiaries thereunder, let that said Trustee, or any successor in trust, was fully authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and that if the same were to be made to a successor or successor in trust, that such successor or successor in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Heritage Bremen Bank And Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree, anything it or they or its or their agents or attorneys may incur or be liable to do in or about the said real estate or under the provisions of this deed or said 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 in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust, and not individually and the Trustee 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 shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever 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 Trust Agreement and of all persons claiming under any or any of them shall be only in the said trust, and shall not extend from the sale or any 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 earnings, sale and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage Bremen Bank And Trust Company the entire legal and equitable title in fee simple, 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.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor OWEN C. MAUE hereunto set his hand and seal of the County of COOK State of ILLINOIS this 15th day of March 19 90.

(SEAL) Owen C. Maue (SEAL)
OWEN C. MAUE (SEAL)

STATE OF ILLINOIS the undersigned OWEN C. MAUE a married person of the County of COOK County, in the State aforesaid, do hereby certify that OWEN C. MAUE a married person

personally known to me to be the same person whose name is OWEN C. MAUE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

"OFFICIAL SEAL"
Harry E. DeBruyn
Notary Public, State of Illinois
My Commission Expires June 20, 1991

GIVEN under my hand and notarial seal this 15th day of March A.D. 19 90.
Harry E. DeBruyn Notary Public
My commission expires 6/20/91

GRANTEE:
HERITAGE BREMEN BANK AND TRUST COMPANY
17600 Oak Park Avenue
Boling Park, Illinois 60477
Box 360

For information only insert street address of above described property.

COOK 016
3 8
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
6 8 1 00
Cook County
REAL ESTATE TRANSACTION TAX
310.50
90122527

7244807-L

650285

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 0 1 2 2 5 2 7

SHIRLEY R. KUSTA
WILL COUNTY RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS]
COUNTY OF WILL] 89

DOCUMENT NO.:

OWEN C. MAUE

, being duly sworn on oath, states that he resides at 19306 Weber Court, Mokena, IL. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

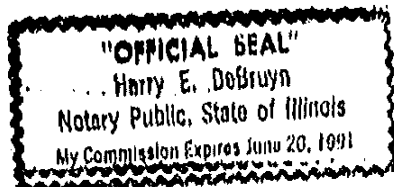
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, 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 description in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts 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, 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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1, eff. Oct. 1, 1977
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me this 15th day of March, 1980.
Harry E. Dobruyn
NOTARY PUBLIC

Owen C. Maue
OWEN C. MAUE



90122527

UNOFFICIAL COPY

Property of Cook County Clerk's Office