

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

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DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor Montrose Cemetery Company, an Illinois corporation of the County of Cook, 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 warrants s unto NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation, 321 North Clark, Chicago, Illinois 60610 as Trustee under the provisions of a trust agreement dated the 24th day of January, 1990, known as Trust Number 1125-CH the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof as though fully herein set forth.

\$16.00

Approximately 16 acres of land near the intersection of West
 Common Address: Bryn Mawr and North Pulaski, Chicago, Illinois
 Permanent Property Tax Identification Number 13-10-200-001 (also covers other property)

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 lease 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 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 lease 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 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 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.

And the said grantor hereby expressly waive s and release s 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 hereunder set its hand and seal this 13 day of February, 1990.

Montrose Cemetery Company (Seal) Attest: _____ (Seal)
 By Leonne Schillo-Coady (Signature) Virginia Hill (Signature) (Seal)
 Leonne Schillo-Coady, President Virginia Hill, Secretary

After recording, this instrument should be returned to
 NBD Trust Company of Illinois

321 N. Clark
Chicago, Ill. 60610

This instrument was prepared by:
 Pearl A. Zager

Vedder, Price, Kaufman & Karmholz
222 N. LaSalle St., Suite 2500
Chicago, IL 60601

72-27-363-DZ

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BOX 333-GG

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State of Illinois
County of Cook

I, PEARL A. ZAGER, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that Leonne Schilio-Coady and Virginia Hill,
President and Secretary, respectively, of Montrose Cemetery Company, an
Illinois corporation

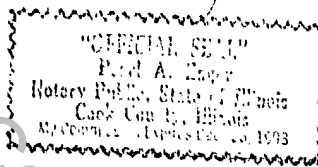
personally known to me to be the same person s whose name s are

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

they signed, sealed and delivered the said instrument as their free and voluntary act,
in their capacity as Officers of said corporation
/ for the uses and purposes therein set forth, including the release and waiver of the right of the right of homestead.

Given under my hand and notarial seal this 15 day of FEBRUARY, 19 90.

Pearl A. Zager
Notary Public



\$11,126.50

CM

COOK
COUNTY CLERK



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
MAY 9 1990
REVENUE
742.00



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
MAY 9 1990
REVENUE
742.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
TAMP MAY-90
742.00
FEB 14 27

COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Legal Description

THAT PART OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTH EAST 1/4 WITH THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE NORTH LINE OF SAID NORTH EAST 1/4, 331.50 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTH EAST 1/4, 66.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 115.29 FEET; THENCE EASTERLY ALONG A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 17.10 FEET (THE CHORD OF SAID ARC BEARS NORTH 83 DEGREES, 44 MINUTES, 26 SECONDS EAST, 17.10 FEET); THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 275.83 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 131.13 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 25 DEGREES, 17 MINUTES, 30 SECONDS WEST, 130.83 FEET); THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 162.88 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 122.61 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 02 DEGREES, 58 MINUTES, 54 SECONDS EAST, 119.73 FEET); THENCE SOUTH 24 DEGREES, 32 MINUTES, 47 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 53.73 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 1015.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 180.26 FEET (THE CHORD OF SAID ARC BEARS SOUTH 29 DEGREES, 38 MINUTES, 02 SECONDS EAST, 180.02 FEET); THENCE SOUTH 00 DEGREES, 23 MINUTES, 47 SECONDS EAST, 160.53 FEET; THENCE SOUTH 63 DEGREES, 24 MINUTES, 25 SECONDS WEST, 29.77 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 1320.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 145.60 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 60 DEGREES, 14 MINUTES, 50 SECONDS WEST, 1452.52 FEET); THENCE SOUTH 57 DEGREES, 05 MINUTES, 14 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 11.95 FEET; THENCE SOUTH 00 DEGREES, 23 MINUTES, 17 SECONDS EAST, 220.05 FEET TO A POINT ON THE SLN OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 10, 575.00 FEET, AS MEASURED ALONG SAID SOUTH LINE, EAST OF THE SOUTH WEST CORNER OF THE NORTH 1/2 OF SAID NORTH EAST 1/4; THENCE NORTH 89 DEGREES, 58 MINUTES, 24 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTH EAST 1/4, 575.00 FEET TO THE WEST LINE OF SAID NORTH EAST 1/4; THENCE NORTH 00 DEGREES, 21 MINUTES, 06 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 633.23 FEET; THENCE SOUTH

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82 DEGREES, 50 MINUTES, 48 SECONDS EAST, 134.61 FEET; THENCE NORTH 03 DEGREES, 56 MINUTES, 44 SECONDS EAST, 75.79 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 189.38 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS NORTH 09 DEGREES, 06 MINUTES, 45 SECONDS EAST, 189.12 FEET); THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 260.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 155.02 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 31 DEGREES, 21 MINUTES, 36 SECONDS EAST, 152.73 FEET); THENCE NORTH 48 DEGREES, 26 MINUTES, 26 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 67.50 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 340.93 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 64 DEGREES, 43 MINUTES, 07 SECONDS EAST, 336.36 FEET); THENCE NORTH 80 DEGREES, 59 MINUTES, 49 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 25.64 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 124.86 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

Subject to: general taxes for the year 1979 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1990, and rights and easements of public utility companies in, to, upon and over the land or any part or parts thereof, rights of the public, municipality and the State of Illinois in and to that part of the land, if any, taken or used for roads and highways, rights of the public, municipality and State of Illinois in and to that part of the land falling in Bryn Mawr Avenue on the North and in Pulaski Road on the East, easements for driveways, alleys, walks and other ways upon and over the land or any part thereof, and acts done or suffered by or judgments against grantee.

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COOK COUNTY Clerk's Office

STATE OF ILLINOIS

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COUNTY OF COOK

Virginia S. Hill

... being duly sworn on oath, states that she resides at is the Vice President of Montrose Cemetery Company which has its principal place of business at 5100 N. Pulaski, Chicago and 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:

A. Said Act is not applicable because 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 of 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 pipelines 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 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, 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.

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

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

MONTROSE CEMETERY COMPANY

By: Virginia S. Hill, Vice President

SUBSCRIBED and SWORN to before me this 3rd day of MAY, 1990.

Notary Public

