

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Ilija Simic and Katerina Simic, His Wife of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey and warrant unto MAYWOOD-PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 15 day of May 1990, known as Trust Number 8474, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attachment "A"

COOK COUNTY RECORDER
48677 + C * -90-252211
143333 TRAN 827 05/30/90 16:12:00
DEPT-01 RECORDING

9821 Bianco Terrace, Apt C.
Des Plaines, Illinois 60618

PIN No. 09-10-301-072-1225

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 present or future, 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 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 encumbrance 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 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 it, 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.

And the said grantor hereby expressly waive, release 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 of all law.

In Witness Whereof, the grantor hereunto set hand and seal this 15th day of May 1990.

Ilija Simic (Seal)

Katerina Simic (Seal)

(Seal) (Seal)

State of Illinois ss. I, The Undersigned, a Notary Public in and for said County, in the County of Cook the state aforesaid, do hereby certify that Ilija Simic and Katerina Simic, husband and wife

personally known to me to be the same person whose name 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15 day of May 1990.

OFFICIAL SEAL
KENNETH M ZAK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/12/94

Notary Public

GRANTEE'S ADDRESS
MAYWOOD-PROVISO STATE BANK
411 Madison Street, Maywood, Illinois
Cook County Recorder Box 3

For information only insert street address of above described property.

137 Mail

Property not located in the corporate limits of Des Plaines. Deed or instrument not subject to transfer tax.
Des Plaines, IL 5-24-90
City of Des Plaines

This space for affixing Riders and Revenue Stamps
5-25-90
M. C. Kelly

Document Number
90252211

INV 25750 (2) 4) MO 20150 INT

UNOFFICIAL COPY

City of Oak Forest

is subject to subject to subject to
City of Oak Forest, Dept of
subject to subject to subject to

Property of Cook County Clerk's Office

ATTACHMENT "A"

LEGAL DESCRIPTION

Parcel 1:

Unit No. 1-225 as delineated on survey of a part of the East 8 acres of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, (hereinafter referred to as "Parcel 1"), which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by First Arlington National Bank of Arlington Heights, Illinois, as Trustee under Trust Number 1-227, dated March 26, 1972 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 31, 1972 as Document No. 21,920,224 as amended from time to time, together with its undivided percentage interest in said Parcel 1 (excepting from said Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Declaration and Grant of Easements dated April 25, 1972 and recorded May 8, 1972 as Document Number 21, 892,967 and as created by deed from First Arlington National Bank of Arlington Heights, Illinois National Banking Association, as Trustee under A-227 to David Degraf and Heidi Degraf, his wife dated December 6, 1972 and recorded March 22, 1973 as Document 22,258,838 for ingress and egress, in Cook County, Illinois.