

UNOFFICIAL COPY

Trust Officer Land

George A. Madson

Vice President

George A. Madson

By

as Trustee as aforesaid,

ATTEST:

FIRST COLONIAL TRUST COMPANY
OAK PARK, ILLINOIS

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 Vice President and attested by its Trust Officer, the day and year first above written.

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 (if 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.

TO HAVE AND TO HOLD the same unto said part X of the second part not in tenancy in common but in joint tenancy and to the proper use, benefit and behoof of said part X of the second part forever.

This conveyance is made pursuant to direction and with authority to convey directly to the party of the second part named herein, "Trustee." The powers hereto and authority conferred upon said Trustee are recited on Exhibit B attached together with the tenement and appurtenances thereunto belonging.

THIS INSTRUMENT WAS PREPARED BY
FIRST COLONIAL TRUST COMPANY
30 NORTH LAUREL AVENUE
CHICAGO, ILLINOIS
ROYCE A MADSEN
BY
Land Trust Officer

90332684

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF-----

Cook County, Illinois, to-wit:

second part, ~~and a copy of the same is on file in the office of the Cook County Clerk.~~ the following described real estate, situated in

considerations in hand paid, does hereby grant, sell and convey unto said part X of the

Ten and 00/100 Dollars, (\$ 10.00) and other good and valuable

WITNESSETH, that said party of the first part, in consideration of the sum of

State of Illinois, part Y of the second part.

City of Burbank of Cook County of

July 28, 1986 whose address is: 5501 West 79th Street

part, and Cole Taylor Bank/Ford City as Trustee under Trust No. 4599 dated

July 19 87, and known as Trust Number 1-4649, party of the first

and delivered to said Corporation in pursuance of a trust agreement dated the 1st day of

an Illinois corporation of Oak Park, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded

AVENUE NATIONAL BANK OF CHICAGO
FIRST COLONIAL TRUST COMPANY, Successor to Michigan

Adventure Made this 27th day of December A.D. 1989, between

90332684

LAND TITLE CO.

XL-304971-08

(3)

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Box No. _____

Trustee's Record

FIRST COLONIAL TRUST COMPANY
OAK PARK, ILLINOIS

TRUSTEE
TO

FIRST COLONIAL TRUST COMPANY
104 N. OAK PARK AVENUE
OAK PARK, ILLINOIS 60301

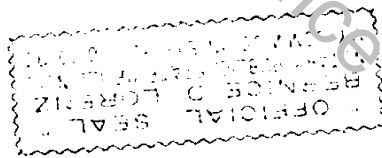
FORM 6013 Reprint from ILLIANA FINANCIAL, INC.

MAIL TO: KENNETH ABRAHAM
1021 75TH STREET
DARIEN, IL 60559

Property of Cook County Clerk's Office

90332684 15 35

DEPT-01 RECORDING
TRAN 1598 07/11/90 12 29 00
#7935 # B * -90-332684
COOK COUNTY RECORDER



NOTARY PUBLIC

Robert O. ...

day of June, 1990

GIVEN under my hand and notarial seal this 26th day of June, 1990
I, the undersigned, a Notary Public in and for said County, and State hereby certify that
John B. Murphy, Vice President of FIRST COLONIAL TRUST COMPANY and
Joyce A. Waidson, Land Trust Officer of said corporation, personally known to me to
be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person
and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free
and voluntary act of said corporation for the uses and purposes therein set forth; and the said Land Trust Officer then
and there acknowledged that she as custodian of the seal of said corporation, did affix the seal to the foregoing instru-
ment as her free and voluntary act and the free and voluntary act of said corporation, for the uses and purposes therein
set forth.

90332684

STATE OF ILLINOIS,
COUNTY OF COOK,

ss:

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That part of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 38 North, Range 12 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of said Southeast 1/4; thence South 89 degrees 33 minutes 17 seconds East, along the South line of said Southeast 1/4, a distance of 1086.39 feet, for a point of beginning; thence continuing South 89 degrees 33 minutes 17 seconds East, along the South line of said Southeast 1/4, 241.67 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4; thence North 0 degrees 12 minutes 05 seconds East, along the East line of the Southwest 1/4 of said Southeast 1/4, 575.52 feet; thence North 89 degrees 33 minutes 17 seconds West, along a line parallel with the South line of the Southwest 1/4 of the said Southeast 1/4, a distance of 10.00 feet; thence South 0 degrees 12 minutes 25 seconds West, along a line parallel with West line of the Southwest 1/4 of said Southeast 1/4, a distance of 165.00 feet; then North 89 degrees 33 minutes 17 seconds West, along a line parallel with the South line of the Southwest 1/4 of the said Southeast 1/4, a distance of 230.01 feet; thence South 0 degrees 26 minutes 43 seconds West a distance of 395.52 feet to the point of beginning; (except herefrom the South 1.00 acre thereof), all in Cook County, Illinois.

P.I.N. 18-31-402-005

W. S. CORNER OF WOLF ROAD AND 87th ST
WILLOW SPRINGS, IL

90332684

EXHIBIT B

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 often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration 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 the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber 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 present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single deed 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, modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options, 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 all 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 are 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 the, his or the 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 not to issue a 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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PLAT ACT AFFIDAVIT



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Bancorp Group Holdings Company

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel).

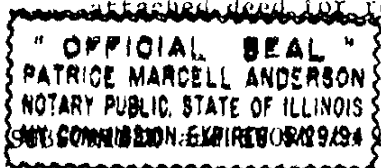
OR

The conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 12, 1959.

2. 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.
3. 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.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. 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.
6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. 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.
10. 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 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 Cook County, Illinois, to accept the attached deed for recording.



before me

This 2nd day of July, 19 88

Patrice Marcell Anderson
Notary Public

Ken J. Deak
Attorney for Cassimir Fiedt
Edward Marcus & Sons
333 W. Wacker Dr.
Chicago, IL
00606

90332084