

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

TRUSTEE'S DEED

The above space for recorder's use only

91053576

THIS INDENTURE, Made this 29th day of January, 1991, between UNITED BANK OF CRETE STEGER, a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized by the Statutes of Illinois, to execute trusts, 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 10th day of August, 1990, and known as Trust Number 1544, party of the first part, and Chicago Heights National Bank as Trustee under Trust Agreement dated 6-1-90 and known as Trust Number 2275, party of the second part of the City of Chicago, County of Cook, State of Illinois.

That said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lots 12, 13, 14 and 15 in Pinewood Subdivision of part of the South 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of Section 1, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Perm Index No.: 31-01-107-007 (Affects this and other property)
Common Address: Vacant lots on Monterey Drive, Flossmoor, Illinois

13.00

ALL THES E C O N D I T I O N S AND COVENANTS, CONDITIONS & RESTRICTIONS MADE A PART HEREOF AND AS SHOWN ON THE REVERSE SIDE HEREOF.

together with the tenements and appurtenances thereunto pertaining. 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.

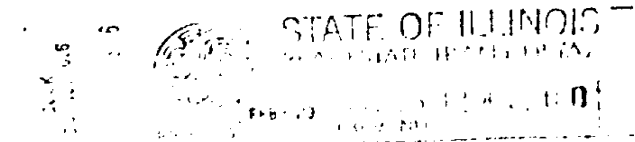
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or 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.

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 by these presents, by its President and attested by its (Trust Officer-Secretary), the day and year first above written

First United Bank f/k/a
UNITED BANK OF CRETE STEGER, as Trustee
aforesaid

BY: [Signature]
President

ATTEST: [Signature]
(Trust Officer-Secretary)



STATE OF ILLINOIS ) SS
COUNTY OF Will )
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that [Signature] President of the UNITED BANK OF CRETE STEGER, and (Trust Officer-Secretary) of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and (Trust Officer-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 Corporation, for the uses and purposes therein set forth; and the said Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as (his or her) own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth

Given under my hand and Notarial Seal this 29th day of January, 1991.

Mail Tax Bills To:

"OFFICIAL SEAL"
Laura Stevenson-Farquhar
Notary Public, State of Illinois
My Commission Expires 3-20-94
[Signature]
Notary Public

This Deed Prepared by First United Bank, P.O. Box 400, Crete, IL 60417 (L. Farquhar)

mail to Allen Grubbery #320.
Dine N. LaSalle
(Chicago) 291

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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 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 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 or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title a duplicate thereof, or memorial, the words "in trust", or "upon condition", or "without limitations", or words of similar import, in accordance with the statute in such case made and provided.

The following Covenant, Condition and Restriction shall run with the land:

No dwelling shall be permitted to be constructed upon the Properties which shall fail to comply with the following minimum requirements:

- (a) A one-story residence shall contain at least <sup>Two</sup> thousand ~~two~~ hundred (2,000) square feet living area exclusive of garage, breezeway, porches and basement. A two-story residence shall contain at least two thousand ~~two~~ hundred (2,000) square feet of living area exclusive of garage, breezeway, porches and basement. All other residential structure styles including, but not limited to, those known as multi-level, bi-level, tri-level or staggered level residence must contain at least two thousand eight hundred (2,800) square feet living area exclusive of garage, breezeway, porches and basement.

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STATE FEB-4-91  
11427

120.00
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