

**This Indenture**, Made this 7th day of May 19 91  
between **INDEPENDENT TRUST CORPORATION**, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said **INDEPENDENT TRUST CORPORATION**, in pursuance of a Trust Agreement dated the 15th day of November 19 84, and known as Trust Number 122, Party of the first part, and **WORTH BANK AND TRUST CO.** as Trustee under the provisions of a Trust Agreement dated the 27th day of March 19 91, and known as Trust Number 4665, Party of the second part.

**Witnesseth**, That said party of the first part, in consideration of the sum of Ten and no/100's \$ 10.00 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:

Legal Description set forth hereto & made a part hereof: **\$ 16.00**

COOK COUNTY RECORDS  
1991 MAY -8 PM 4:00 91218589

COOK CO. CLERK  
53378

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY-8'91 DEPT. OF REVENUE  
480.00

047454

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAY-8'91  
230.00

"P.I.N. 24-07-307-004 and 24-07-307-012 COMMONLY KNOWN AS: 10255 South Harlem Chicago Ridge, IL 60415

together with the tenements and appurtenances therunto belonging.

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The Powers and authority conferred upon said trust grantee are recited on the reverse side hereof and incorporated herein by reference.

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 hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer, the day and year first above written.

DOCUMENT PREPARED BY:

Cheryl Jaworsky  
120 West Madison  
Chicago, IL 60602

INDEPENDENT TRUST CORPORATION  
As Trustee aforesaid

By Cheryl Jaworsky, Trust Officer  
Attest Walter F. Spreadbury, Trust Officer

STATE OF ILLINOIS }  
COUNTY OF Cook } SS

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Cheryl Jaworsky, Trust Officer and the above named Walter F. Spreadbury, Trust Officer of said Corporation personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Trust Officer and Trust Officer 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 Trust Officer did also then and there acknowledge that he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN UNDER OFFICIAL SEAL Notarial Seal this 7th day of May 1991  
Maureen E. Wojtowicz  
Notary Public, State of Illinois  
My Commission Expires 4/4/94

Maureen E. Wojtowicz  
Notary Public

Please mail to:  
WORTH BANK + TRUST COMPANY  
6825 W. 111th STREET  
WORTH, IL 60482

Mail subsequent tax bills to:

72-91-275 A2 1209553 ZAWACKI

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# UNOFFICIAL COPY

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 leases to commence in praesenti or in 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 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 the 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; any conveyance 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 predecessors in trust.

This conveyance is made upon the express understanding and condition that neither INDEPENDENT TRUST CORPORATION individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit 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 discharges thereof. All persons and corporations whomsoever and whatsoever shall be charged with notices of this condition from the date of the filing for record of this Deed.

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 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 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 or execution or otherwise.

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Clerk's Office

PARCEL 1:

**UNOFFICIAL COPY**

LOT 4 IN EARL J. CLAPP'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTH 17.00 FEET OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 7 AFORESAID, LYING EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 4, AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 4 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN THE PLAT OF CONSOLIDATION OF LOTS 1, 2 AND 3 IN EARL J. CLAPP'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTH 17.00 FEET OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 7 AFORESAID, LYING EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2, AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID L3 (EXCEPTING FROM SAID LOT 1 THAT PART OF THE LAND DESCRIBED AS FOLLOWS:

THE NORTH 199.21 FEET OF THE WEST 193.68 FEET OF LOT 1 IN THE PLAT OF CONSOLIDATION OF LOTS 1, 2 AND 3 IN EARL J. CLAPP'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTH 17.00 FEET OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 7 AFORESAID, LYING EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2 AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 3, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING

THE SOUTH 78.30 FEET OF LOT 1, EXCEPT THE EAST 36.24 FEET OF THE NORTH 38.30 FEET OF THE SOUTH 78.30 FEET OF SAID LOT 1 THEREOF, AND ALSO EXCEPT THE EAST 19 FEET OF THE SOUTH 40 FEET OF SAID LOT 1 THEREOF, IN THE PLAT OF CONSOLIDATION AFOREDESCRIBED, TOGETHER WITH THE VACATED STRIP OF LAND LYING SOUTH OF THE WEST 236 FEET OF SAID LOT 1 AND NORTH OF THE SOUTH LINE OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION TAKEN FOR 103RD STREET BY DOCUMENT 20483184), IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF 103RD STREET, AS SAID 103RD STREET WAS DEDICATED BY PLAT RECORDED MAY 8, 1968 AS DOCUMENT 20483184 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE WEST 50 FEET OF SECTION 18 AFORESAID), IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

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AN EASEMENT FOR THE USE, MAINTENANCE AND ENJOYMENT FOR THE PARKING OF MOTOR VEHICLES ON PART OF THE PROPERTY AS RESERVED IN DEED IN TRUST DATED JULY 23, 1988 AND RECORDED SEPTEMBER 2, 1988 AS DOCUMENT 88403172 FROM INDEPENDENT TRUST CORPORATION, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1984 AND KNOWN AS TRUST NUMBER 122 TO COLE TAYLOR/FORD CITY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 20, 1988 AND KNOWN AS TRUST NUMBER 4886 OVER PART OF THE FOLLOWING DESCRIBED LAND:

THE NORTH 199.21 FEET OF THE WEST 193.66 FEET OF LOT 1 IN THE PLAT OF CONSOLIDATION OF LOTS 1, 2 AND 3 IN EARL J. CLAPP'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTH 17.00 FEET OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 7 AFORESAID, LYING EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2 AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 3, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH 75.30 FEET OF LOT 1, EXCEPT THE EAST 36.34 FEET OF THE NORTH 38.30 FEET OF THE SOUTH 78.30 FEET OF SAID LOT 1 THEREOF, AND ALSO EXCEPT THE EAST 19 FEET OF THE SOUTH 40 FEET OF SAID LOT 1 THEREOF, IN THE PLAT OF CONSOLIDATION AFORESAID, TOGETHER WITH THE VACATED STRIP OF LAND LYING SOUTH OF THE WEST 236 FEET OF SAID LOT 1 AND NORTH OF THE SOUTH LINE OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION TAKEN FOR 103RD STREET BY DOCUMENT 20483184), IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF 103RD STREET, AS SAID 103RD STREET WAS DEDICATED BY PLAT RECORDED MAY 8, 1968 AS DOCUMENT 20483184 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE WEST 50 FEET OF SECTION 18 AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

AN EASEMENT FOR THE USE, MAINTENANCE AND ENJOYMENT OF INGRESS AND EGRESS (INCLUDING WALKWAYS, MALL AND DRIVEWAYS) FROM TIME TO TIME OVER AND ACROSS THE PROPERTY FOR THE PURPOSE OF ACCESS TO BOTH 103RD STREET ON THE SOUTH SIDE OF THE PROPERTY AND HARLEM AVENUE ON THE WEST SIDE OF THE PROPERTY AS RESERVED IN DEED IN TRUST DATED JULY 23, 1988 AND

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RECORDED SEPTEMBER 2, 1988 AS DOCUMENT 88403172 FROM INDEPENDENT TRUST CORPORATION, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1984 AND KNOWN AS TRUST NUMBER 122 TO COLE TAYLOR/FORD CITY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 20, 1988 AND KNOWN AS TRUST NUMBER 4886:

OVER PART OF THE FOLLOWING DESCRIBED LAND

THE NORTH 199.21 FEET OF THE WEST 193.66 FEET OF LOT 1 IN THE PLAT OF CONSOLIDATION OF LOTS 1, 2 AND 3 IN EARL J. CLAPP'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT TP OF THE NORTH 17.00 FEET OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 7 AFORESAID, LYING EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2 AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 3, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH 78.30 FEET OF LOT 1, EXCEPT THE EAST 36.34 FEET OF THE NORTH 38.30 FEET OF THE SOUTH 78.30 FEET OF SAID LOT 1 THEREOF, AND ALSO EXCEPT THE EAST 19 FEET OF THE SOUTH 40 FEET OF SAID LOT 1 THEREOF, IN THE PLAT OF CONSOLIDATION AFOREDESCRIBED, TOGETHER WITH THE VACATED STRIP OF LAND LYING SOUTH OF THE WEST 236 FEET OF SAID LOT 1 AND NORTH OF THE SOUTH LINE OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION TAKEN FOR 103RD STREET BY DOCUMENT 20483184), IN COOK COUNTY, ILLINOIS.

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