

# UNOFFICIAL COPY

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## Warranty Deed in Trust

913045 Cook 653

THE GRANTOR, Our Saviors Lutheran Church A/K/A Our Saviors Evangelical Lutheran Church, A Religious Corporation of Illinois, and duly authorized to conduct the business of a Religious Corporation in Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), Cash in hand paid, and pursuant to authority given by the undersigned acting under authority conferred under the By-Laws and Constitution of said Church, CONVEY AND WARRANT to Palos Bank and Trust Company, a banking corporation duly organized and existing under the laws of the State of Illinois, as Trustee under a Trust Agreement dated September 26, 1989, and known as Trust Number 1-2924

the following described Real Estate Situated ~~in the County~~ of Cook, in the State of Illinois, to Wit: T41111 11-11-11 11-11-11 11-11-11  
\$796 + 61 \* 21 - 39499  
COOK COUNTY RECORDER

(see attached legal description rider)

Permanent real Estate Index Number: 23-23-200-021-1218

Property Address: 8101 Willow Dr. #71B Palos Hills, IL

IN WITNESS WHEREOF, said grantor has caused its Seal to be affixed hereto, and has its cause its name to be signed to this instrument by its President and Financial Chairperson, this 21st day of June, 1991.

Our Saviors Lutheran Church a/k/a Our Saviors Evangelical Lutheran Church, a Religious Corporation of Illinois

Name of Corporation

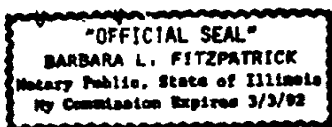
(seal)

By: James Sneed  
James Sneed, President  
Attest: Al Tregoning  
Al Tregoning, Financial Chairperson

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that JAMES SNEED, personally known to me to be the President of Our Saviors Lutheran Church A/K/A Our Saviors Evangelical Lutheran Church, a Religious Corporation of Illinois, and AL TREGONING, personally known to me to be the Financial Chairperson of said Corporation, and 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 severally acknowledged that as such President and Financial Chairperson, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the By-Laws and Constitution of said Corporation, as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes herein set forth.

Given under my hand and official seal, this 21st day of June, 1991.

91399499



Barbara L. Fitzpatrick  
Notary Public

This instrument was prepared by David Vlcek 9944 S. Roberts Rd. Palos Hills, IL 60465

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Property of Cook County Clerk's Office

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COOK  
CO. NO. 016  
2 3 0 0 0 9  
PR. 10782



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG-79 DEPT. OF REVENUE

105.00

REAL ESTATE TRANSACTION TAX  
AUG 79

52.50

105.00  
52.50

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## SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate as any part thereof, to dedicate parks, streets, highways or alleys and to revoke any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 ten 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 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, renew 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 real estate, or any part thereof, for any real or personal property, to get grant assignments or releases of any kind, to release, cancel or design any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful, for one dealing with the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In addition, shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the authority, 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 or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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 trustee or successor in trust, that such trustee or successor 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.

This conveyance is made upon the express understanding and condition that neither the said Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment 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 discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or any 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, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, share or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor(s) hereby expressly waives(s) and releases(s) any and all right(s) (if any) 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.

Mail Recorded Deed to Grantee:

Palos Bank and Trust Company  
12600 S. Harlem  
Palos Heights, IL 60463



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## LEGAL DESCRIPTION

PARCEL I: Unit No. 71B, together with a perpetual and exclusive use of parking space and storage area designated as 71bgs, as delineated on survey of that part of the Northeast 1/4 of Section 23, Township 37 North, Range 12 East of the Third Principal Meridian, lying Northerly of the Northerly line of the Sanitary District of Chicago excepting therefrom the following: The West 641.00 feet thereof; the East 40.00 acres thereof and the East 516.00 feet of the North 894.186 feet lying West of and adjoining said East 40 acres of the Northeast 1/4 of said Section 23, in Cook County, Illinois, lying South of the following described line. Beginning at a point on the East line of said tract, said point being 1211.056 feet South of the North line of said tract, thence West along a line 1211.056 feet South of and parallel with the North line of said tract, 634.53 feet, thence North along a line 384.91 feet East of and parallel with the West line of said tract 110.90 feet, thence West along a line 1100.196 feet South of and parallel with the North line of said tract, 127.33 feet, thence South along a line 257.58 feet East of and parallel with the West line of said tract, 66.96 feet, thence West along a line 1167.156 feet South of and parallel with the North line of said tract, 257.58 feet more or less to the West line of said tract which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by Union National Bank of Chicago, Illinois, as Trustee under Trust No. 1927, recorded in the Office of the Recorder of Deeds of Cook County, on March 7, 1974 as Document No. 22647270 together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with Amended Declaration as same are filed of record pursuant to said Declaration and together with additional Common Elements as such Amended Declarations are filed of record; in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby, in Cook County, Illinois.

PARCEL II: Easement for Ingress and Egress for the benefit of Parcel I recorded March 7, 1974 as Document : 22647269, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 23-23-200-021-1218