

UNOFFICIAL COPY

DEED IN TRUST

92570700

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Katherine Groman Schuyler, a married woman of the City of Chicago,

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, Conveys and Quit Claim unto the Riverdale Bank, an Illinois banking corporation qualified to do trust business under and by virtue of the laws of the State of Illinois whose address is 13700 South Indiana Avenue, Riverdale, Illinois 60627 as Trustee under the provision of a Trust Agreement dated the 30th day of September, 19 89, known as Trust No. 421, the following described real estate in the county of _____ and the state of Illinois to wit:

(See attached legal description)

REAL ESTATE TRANSFER TAX

6765 Robert J. Schuyler, Jr., Mayor
Calumet City - City of Homes 36-06

239

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for 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, 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 successor in trust and to grant 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 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 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 provided 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, by 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 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 compliance with the statute in such case made and provided.

This is a conveyance of commercial real estate which is not subject to the homestead statute.

IN WITNESS WHEREOF, the grantor _____ aforesaid has her hereunto set her hand _____ and seal _____ this 29th day of July 19 92.

(Seal) Katherine G Schuyler (Seal)
(Seal) _____ (Seal)

State of Illinois I, DANIEL M. SCHUYLER, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that KATHERINE G. SCHUYLER

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 29th day of July, 19 92

OFFICIAL SEAL
DANIEL M. SCHUYLER
Notary Public, State of Illinois
My Commission Expires Sept. 21, 1992

Daniel M. Schuyler
Notary Public

After recording return to: 1235 Burnham Ave., Calumet City, IL
Riverdale Bank
Land Trust Department
13700 Indiana Avenue
Riverdale, IL 60627
For information only insert street address of above described property.

This document prepared by: Catherine G. Gryczan
Schuyler, Roche & Zwirner, P.C.
130 E. Randolph, Suite 3800
Chicago, IL 60601

BOX 333

COOK O. NO. 018
1 2 1 2
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
18.00

6 2 2 1
REAL ESTATE TRANSACTION TAX
COOK County
09.00

92570700

1001
FMM 19-23757464

UNOFFICIAL COPY

Property of Cook County Clerk's Office

92570700

1992 AUG -3 PM 3:41

UNOFFICIAL COPY

ATTACHMENT TO THE DEED IN TRUST DATED JULY 29, 1992

Grantor: Katherine Groman Schuyler

Grantee: Riverdale Bank, as Trustee Under Trust Agreement dated September 30, 1989 and known as Trust No. 421

Legal Description:

LOT 9 AND 10, IN BLOCK 1, IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BARRETT'S FORESTVIEW ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THOSE PARTS OF LOTS 9 AND 10 AFORESAID DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF LOT 9, 44.66 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID BLOCK 1, 81.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY NO. 6 AS NOW LOCATED; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID UNITED STATES HIGHWAY NO. 6 AS NOW LOCATED, 48.61 FEET TO THE WEST LINE OF A PUBLIC ALLEY; THENCE NORTH ALONG THE SAID WEST ALLEY LINE 99.7 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT 25491161 AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 10 IN BLOCK 1 AFORESAID BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID LOT 10, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 33 DEGREES 36 MINUTES 30 SECONDS EAST, A DISTANCE OF 41.73 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 10; THENCE NORTH 67 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 30-20-100-022-0000 and 30-20-100-023-0000

Address of property: 1235 Burnham Avenue
Calumet City, Illinois

UNOFFICIAL COPY

Property of Cook County Clerk's Office