

UNOFFICIAL COPY 32801297

TRUSTEE'S DEED IN TRUST

The above space for recorders use only

The Grantor, SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois banking corporation, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 29th day of February 19 88 and known as Trust Number 8834 in consideration of Ten and No.100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to 1st Chicago Trust Company of Illinois

its successor or successors, as Trustee under a trust agreement dated the 13th day of October 19 92 known as Trust Number 2040-863 of (Address of Grantee) 3115 Ridge Road, Lansing, IL 60438 the following described real estate in Cook County, Illinois:

That part of the East Half (1/2) of the Southeast Quarter (1/4) of Section 11, Township 35 North, Range 18, East of the Third Principal Meridian, lying North of the center line of the Glenwood-Dyer Road, and lying Easterly of the following described line: Beginning at a point on the North line of the Southeast Quarter (1/4) of said Section 11, said point being 310.02 feet East of the Northwest corner of the East Half (1/2) of the Southeast Quarter (1/4) of said Section 11; thence Southeasterly to a point in a line 630 feet West of and parallel with the East line of said Section 11, said point being 147 feet due North of the center line of Glenwood-Dyer Road; thence South along aforementioned parallel line to the center line of said Glenwood-Dyer Road (excepting from said Tract of Land the East 30 feet thereof dedicated for Stony Island Avenue by instrument registered as Document Number 2438907; and excepting from said Tract of Land that part thereof described as follows: Commencing at the intersection of the center line of Glenwood-Dyer Road and a line drawn 250 feet West and parallel with the East line of said Section 11; thence due North 460.32 feet; thence North 62 degrees, 37 minutes West, 337.86 feet; thence due South 437.09 feet to the center line of Glenwood-Dyer Road; thence Southeasterly along said center line to the place of beginning; and also excepting from said Tract of Land that part described as follows: Commencing at the intersection of the Center-Line of the Glenwood-Dyer Road and a line 350 feet due West of the East line of the Southeast Quarter (1/4) of said Section 11; thence due North along a line parallel to the East line of the Southeast Quarter (1/4) of said Section 11, a distance of 457.09 feet; thence North 62° 37' 00" West, 112.62 feet to a point 690 feet due West of said East line; thence due South 456.66 feet to the center-line of Glenwood-Dyer Road; thence Southeasterly along the center-line of the Glenwood Dyer Road 112.39 feet to the place of beginning; and excepting from said Tract of Land that part thereof described as follows: Beginning at a point in a line 630 feet West of and parallel with the East line of said Section, 147 feet North of the center line of Glenwood-Dyer Road; thence running Northwesterly along a line 976.56 feet to a point in the North line of the Southeast Quarter (1/4) of said Section 310.02 feet East of the West line of the East Half (1/2) of the Southeast Quarter (1/4) aforesaid; thence East along said North line to its intersection with a line 30 feet Easterly of, measured at right angles to and parallel with the line running Northwesterly aforesaid, thence Southeasterly on said line 354.33 feet; thence Southeasterly to a point in a line 630 feet West of the East line of said Section, 148.92 feet North of the place of beginning; and thence South to the place of beginning; and excepting from said Tract of Land that part thereof lying Southerly of the Northerly line of Glenwood-Dyer Road as delineated by instrument registered as Document Number 2438908; and excepting from said tract of Land that part thereof falling within the following described parcel of Land: Commencing at the intersection of the center line of Glenwood-Dyer Road and a line 30 feet West of and parallel with the East line of said Section; thence North 463.36 feet to a point; thence North 20 degrees, 37 minutes West, 275.28 feet, to a point on a line drawn 250 feet due West of and parallel with the East line of said Section; thence South along said parallel line 461.17 feet to the center line of Glenwood-Dyer Road (as per Highway dedication Plat recorded September 24, 1978, as Document Number 1011577); thence Southeasterly along said center line 226.39 feet to the point of beginning; also excepting from said tract of land the North 338.00 feet thereof.

Subject to: covenants, conditions and restrictions of record, and, general taxes for the year 1992 and subsequent years.

Property Address 19870 Stony Island Avenue

Permanent Real Estate Index Number 32-11-404-022

This instrument prepared by:
Jack Dalenberg So. Holland Bank
16178 S. Park Avenue
So. Holland, IL

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.

The said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the Grantor as Trustee as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and same to be signed by its

this 21st day of October 19 92
Trust Officer and attested by its Assistant Secretary

SOUTH HOLLAND TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally.



By [Signature] TRUST OFFICER

Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that the above named Jack Dalenberg Trust Officer and Assistant Secretary - John Brunelle of the SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois Banking Corporation, Grantor personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant 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 Banking Corporation for the uses and purposes therein set forth, and the said Assistant Secretary as custodian of the corporate seal of said Banking Corporation caused the corporate seal of said Banking Corporation to be affixed to said instrument as said Assistant Secretary own free and voluntary act and as the free and voluntary act of said Banking Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal on this 22nd day of October 19 92

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
SOUTH HOLLAND TRUST & SAVINGS BANK
16178 South Park Avenue
South Holland, Illinois

MAIL DEED TO:
Robert C. Callan, Jr.
850 Burrum Ave
Calumet City, IL 60409

"OFFICIAL SEAL"
JEANINE T. BERKOWITCH
Notary Public, State of Illinois
My Commission Expires 9/14/98

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Document Number

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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 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 195 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 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 or 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 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.

125903

Cook County
REAL ESTATE TRANSACTION TAX
18000
REVENUE STAMP
850693



Trustee's
Deed
in
Trust

187777 FROM 1216 10/20/92 11:02:00
#2796 # *--92--801257
0000 COUNTY RECORDER
SEPT-11 125.50

125903

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Kenan B. Buehler, being duly sworn on oath, state that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by amended Act which became effective July 17, 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 divisions 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 a 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that they make this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Kenan B. Buehler

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 1992

NOTARY PUBLIC

92801257

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Property of Cook County Clerk's Office