

# UNOFFICIAL COPY

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1992 JAN 22 PM 2:27

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TRUSTEE'S DEED  
Conveyance to Trust

(This Space for Recorder's Use Only.)

THIS INDENTURE, made this 10th day of January, 1992, between WORTH BANK AND TRUST, a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said WORTH BANK AND TRUST in pursuance of a trust agreement dated the 19th day of May, 1977, and known as Trust Number 2314, party of the first part, and \*\*\*FIRST NATIONAL BANK OF EVERGREEN PARK as Trustee under Trust Agreement dated July 11, 1988 and known as Trust Number 10279\*\*\* of 3101 W. 95th Street, Evergreen Park, Il. 60642, party of the second part.

WITNESSETH that said party of the first part, in consideration of the sum of \$10.00 Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

The Northwesterly 15.00 Feet of Lot 17 (measured at right angles to the Northwesterly Line of said Lot 17), all of Lots 18 and 19, and the Southeasterly 15.00 Feet of Lot 20, (measured at right angles to the Southeasterly Line of said Lot 20) in Alpine Subdivision, a Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded July 18, 1966 as Document 19888059, in Cook County, Illinois.

SUBJECT TO: Real Estate Taxes for 1991 and subsequent years, covenants, easements, restrictions and building lines of record.

PIN: 24-28-302-026

Common Address of Property: 12601-09 S. Alpine Drive, Alsip, Illinois 60658

together with the tenements and appurtenances thereunto belonging.

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.

FIRST NATIONAL BANK OF EVERGREEN PARK, as Trustee under Trust Agreement dated July 11, 1988 and known as Trust Number 10279, as aforesaid.

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The terms and conditions appearing on the reverse side of this instrument are a part hereof.

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 thereto.

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 to these presents by its Vice President and Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

Prepared by: Worth Bank & Trust  
Trust Department  
11850 S. Harlem Avenue  
Palos Heights, IL 60463

WORTH BANK AND TRUST  
As Trustee, as aforesaid,

By: *[Signature]*  
Vice President and Trust Officer

Attest: *[Signature]*  
Assistant Trust Officer

MAIL RECORDED DEED TO:  
1st National Bk. of Evergreen Park  
3101 W. 95th Street  
Evergreen Park, Il. 60642

BOX 333

COOK COUNTY, ILLINOIS  
201087  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
603.50

REAL ESTATE TRANSACTION TAX  
301.75

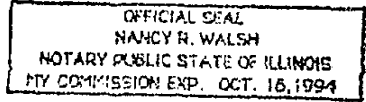
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78-24-18-62

I, ..... the undersigned ..... A Notary Public in and for  
 said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard T. Topps  
Vice President and ..... Mary T. Ciciora  
 ..... Trust Officer of the WORTH BANK AND TRUST and .....  
 ..... Assistant Trust Officer of said Company, personally known to me to be the  
 same persons whose names are subscribed to the foregoing instrument as such .....  
 and ..... Asst. 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 Company, for the uses and purposes therein set forth; and the said  
 ..... V.P. & Trust Officer ..... did also then and there acknowledge that said ..... Asst. Trust Officer  
 as custodian of the corporate seal of said Company, did affix the said corporate seal of said company to  
 said instrument as ..... her ..... own free and voluntary act, and as the free and voluntary act of said Company,  
 for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 20th day of January, 1992

*Nancy R. Walsh*  
 Notary Public  
 My commission expires 10/16/94



TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to hereby subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of lease upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time of times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owing the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

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