

# UNOFFICIAL COPY

## 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 1st day of July 1993, and known as Trust Number 10804, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

**SOUTH HOLLAND TRUST AND SAVINGS BANK**

its successor or successors, as Trustee under a trust agreement dated the 30th day of August 19 93 known as Trust Number 10830 of (Address of Grantee) 16178 So. Park Ave., Cook Co., Ill. 60473 the following described real estate in Cook County, Illinois:

THE EAST 550.92 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 1827.08 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 246.25 FEET TO A POINT, SAID POINT BEING 250 FEET SOUTH OF CENTER LINE OF THE LINCOLN HIGHWAY RIGHT OF WAY; THENCE WEST ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO SAID CENTER LINE TO A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 236.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CO. NO. 045960  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
37.50

Property Address: 3275 EAST 14TH STREET, CHICAGO HEIGHTS, ILLINOIS 60411

Permanent Real Estate Index Number 33-20-300-034

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 or 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 enabled. 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

Trust Officer and attested by its Assistant Secretary

this 10th day of September, 1993

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

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer and Assistant Secretary of the SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois Banking Corporation, 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 10th day of September 19 93

*[Signature]*  
Notary Public

SOUTH HOLLAND TRUST & SAVINGS BANK  
16178 South Park Avenue  
South Holland, Illinois

MAIL DEED TO

James Lanting  
16230 Louis Avenue  
South Holland, IL 60473

BOX 333

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

74 S3 668-07

25  
26

93958938  
Cook County

Document Number

# 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 redivide 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 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 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.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1993 NOV 23 PM 3:00

93958938



Trustee's  
Deed  
in  
Trust

93958938

Recorder's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

THE EAST 550.92 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 1827.08 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 246.25 FEET TO A POINT, SAID POINT BEING 250 FEET SOUTH OF THE CENTER LINE OF THE LINCOLN HIGHWAY RIGHT OF WAY; THENCE WEST ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO SAID CENTER LINE TO A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 236.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 3275 East 14th Street, Chicago Heights, Illinois 60411

Permanent Real Estate Index Number: 33-20-300-034;

Property of Cook County Clerk's Office

93958938

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

The undersigned, being first duly sworn, deposes and states that with respect to the land described in Chicago Title Insurance Company Commitment number 7453068 OF

Affiant is: (strike inapplicable paragraph or language within paragraph)

- a) The owner of the land, the lessee of the land, the lessee of the building or space therein on the land;
- b) ~~That affiant entered into a written agreement with \_\_\_\_\_, a "broker" as defined in the Real Estate License Act of 1983, for the purpose of selling, leasing or otherwise conveying an interest in the aforesaid land; that the said broker has performed under the terms of said written agreement and is entitled to compensation pursuant to said agreement in the amount of \$ \_\_\_\_\_;~~
- c) A prospective buyer of the land, a prospective buyer of a leasehold estate in the land or of the building situated on the land or of space in the building situated on the land;
- d) ~~That affiant has entered into a written agreement with \_\_\_\_\_, a "broker" as defined in the Real Estate License Act of 1983, for the purpose of acquiring ownership of the land, or a leasehold estate in the land or building situated on the land or space in a building situated on the land; and that the said broker has performed under the terms of said written agreement and is entitled to compensation pursuant to said agreement in the amount of \$ \_\_\_\_\_;~~
- e) That affiant has entered into no written agreement nor is aware of anyone else entering into any written agreement with any "broker," as defined in the Real Estate License Act of 1983, nor is aware of anyone who has provided licensed services that resulted in the procuring of a person or entity for the purpose of buying, selling, leasing, subleasing or otherwise conveying or acquiring any interest in the land.

The affiant makes this affidavit for the purpose of inducing Chicago Title Insurance Company to insure the title to the land described in the above-noted commitment without exception reflecting a Commercial Real Estate Broker's lien.

Further, the affiant sayeth not.

Stoney Island Realty, Corp

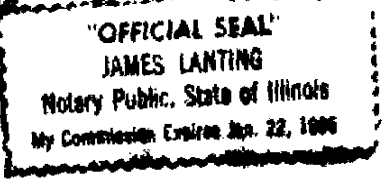
9/10/93  
Date

[Signature]  
Signature of Affiant

19765 Stoney Island, Lywood  
Typed Name and Address of Affiant

Subscribed and sworn to before me this 9<sup>th</sup> day of Sept, 1993.

[Signature]  
Notary Public



93958938

UNOFFICIAL COPY

Property of Cook County Clerk's Office

RECORDED

5-96  
6100

36-38 96 307