

UNOFFICIAL COPY

TRUSTEE'S DEED

The above space for recording use only.

THIS INSTRUMENT, made this 22nd day of March, 1993, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 15th day of January, 1987, and known as Trust No. 87-230 party of the first part, and ROBERT C. BAUER and JANET M. BAUER, his wife, as joint tenants, of 7922 84nd Street, Bridgeview, Illinois 60455

parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) and ONE (100) dollars, and other good and valuable considerations in hand paid does hereby grant, sell and convey unto said parties of the second part, ROBERT C. BAUER and JANET M. BAUER, his wife, the following described real estate, situated in Cook County, Illinois to-wit:

Lot 25 in Countryside Planned Unit Development, A Subdivision of part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 27-05-145-005
Cook County, Illinois
Commonly known as 11912 Mayflower Lane, Oak Forest, Illinois 60462

APR-9 93 93259491

Together with the easements and appurtenances thereto, belonging to SAID AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

Subject to easements, covenants, conditions and restrictions of record, if any.
Subject to 1992 real estate taxes and subsequent years.

This deed is executed by the party of the first part, as Trustee, as of record, pursuant to 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 manifested, and of every other power and authority therein enabling, SUBJECT, HOWEVER, to the provisions of all trust deeds and/or mortgages upon said real estate of any, of record in said County, all unpaid general taxes and special assessments on other items and claims of any kind, pending litigation, if any, affecting the said real estate, building taxes, building issues and other restrictions of record, if any; party with, party a joint and party with agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer, and attested by its Sr. Vice Pres. the day and year first above written.

STATE BANK OF COUNTRYSIDE, as Trustee as aforesaid.

Attest: Thomas P. Boyle

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, DO HENRY CRYSTY, TRAY of State Bank of Countryside and SUSAN JULZI of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Trust Officer and Sr. Vice Pres., 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 Bank, for the uses and purposes therein set forth; and the said Sr. Vice Pres. did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer and Sr. Vice Pres. did, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 12/31/93

Witness my hand and Notary Seal this 22nd day of March, 1993.

NAME: ROBIN JESK
STREET: 15153 South Cicero Avenue
CITY: Oak Forest, IL 60462
OR RECORDER'S OFFICE BOX NUMBER: 323

FOR INFORMATION ONLY
INNER STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
11912 Mayflower Lane
Orland Park, IL 60462

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
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REAL ESTATE TRANSACTION
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IT IS UNDER ODD AND ACHEFFY between the parties herein and by any person or persons who may become entitled to any interest under this trust that the interest of any beneficiaries hereunder that consist solely of a power of direction to deal with the title to said real estate and to manage and control said real estate as hereinafter provided, and the right to receive the proceeds from rents and from mortgages, sales or other disposition of said real estate, and the such right in the event of said real estate shall be deemed to be personal property, and may be assigned and transferred as such, that in the event of the death of any beneficiary hereunder during the existence of this trust he or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law, and that no beneficiary hereunder at any time shall have any right, title or interest in or any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, annuity and proceeds as aforesaid. Nothing herein contained shall be construed as imposing any obligation on the Trustee to file any income, profit or other tax reports or schedules, it being expressly understood that the beneficiaries hereunder from time to time will individually make all such reports and pay any and all taxes growing out of their interest under this Trust Agreement. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the interest of the Trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the Trustee until the original or a duplicate copy of the assignment in such form as the Trustee may approve, is lodged with the Trustee and its acceptance indicated thereon, and the reasonable fees of the Trustee for the compliance thereof paid, and every assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the Trustee, shall be void as to all subsequent assignees or purchasers without notice.

In case said Trustee shall be required in its discretion to make any advance of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said Trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law, judgments or decrees, or otherwise, or in case the Trustee shall deem it necessary on account of this trust to consent to retain counsel and shall thereby incur attorneys' fees, or in the event the Trustee shall deem it necessary to place certain insurance for its protection hereunder, the beneficiaries hereunder do hereby jointly and severally agree as follows: (1) that they will on demand pay to the said Trustee with interest thereon at the rate of 15% per annum, all such disbursements or advances or payments made by said Trustee, together with its expenses, including reasonable attorneys' fees; (2) that the said Trustee shall not be required to convey or otherwise deal with said property at any time held hereunder until all such disbursements, payments, advances and expenses made or incurred by said Trustee shall have been fully paid, together with interest thereon as aforesaid; and (3) that in case of non-payment within ten (10) days after demand said Trustee may sell all or any part of said real estate at public or private sale on such terms as it may see fit, and retain from the proceeds of said sale a sufficient sum to reimburse itself for all such disbursements, payments, advances and interest thereon and expenses, including the expenses of such sale and attorneys' fees, rendering the surplus, if any, to the beneficiaries who are entitled thereto. However, nothing herein contained shall be construed as requiring the Trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder. The sole duty of the Trustee with reference to any such legal proceeding shall be to give timely notice thereof to the beneficiaries hereunder after the Trustee is served with process thereon and to permit such legal proceeding to be brought or defended in its name, provided that it shall be understood in respect thereto in a manner to give force to it.

Notwithstanding anything heretofore contained, the Trustee, at any time and without notice of any kind, may lease to all or part of the trust property or the trust property or any part thereof in use for the use thereof is authorized or contemplated, for any purpose (including, but not limited to, the use of wholesale retail or otherwise, as a garage, for use or consumption on the premises or otherwise, or as a tavern, liquor store or other establishment for the sale of intoxicating liquors for use or consumption on the premises or otherwise, or for any purpose which may be within the scope of the Dram Shop Act of Illinois or any similar law of any State in which the trust property or any part thereof may be located) which in the opinion of the Trustee, may subject the Trustee, within its sole determination, to embarrassment, insecurity, liability, hazard or litigation. Such resignation as to all or part of the trust property shall be fully effected by the conveyance of the trust property, or the part thereof, as to which the Trustee desires to resign the trust hereunder, by the Trustee to the beneficiaries in accordance with their respective interest hereunder. The Trustee notwithstanding any resignation hereunder, shall continue to have a first lien on the trust property, for its reasonable expenses and attorneys' fees and for its reasonable compensation.

This Trust Agreement shall not be placed on file in the Recorder's Office or filed in the office of the Registrar of Titles of the County in which the real estate is situated, or elsewhere, and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of the Trustee.

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Rock County Clerk's Office