

The above space for recorders use only

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THIS INDENTURE, made this 15th day of May, 1994, between STANDARD BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement, dated the 15th day of February, 1976 AND KNOWN AS Trust Number 4386 party of the first part, and, Amalgamated Trust & Savings Bank as Trustee under the provisions of a certain Trust Agreement, dated the 5th day of May, 1994, and known as Trust Number 5628 party of the second part, WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

--See Attached Legal Description--

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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94643204

PIN: 31-29-100-003

Property Address: 1.7 Acres m/o/l on East Side of Ridgeland Avenue  
Richlon Park, IL

Subject to: General Taxes for 1993 and subsequent years

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And 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 party of the first part, as Trustee, at 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, 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 AVP & TO and attested by TO the day and year first above written.

STANDARD BANK AND TRUST COMPANY  
as Trustee, as aforesaid, and not personally.

By *Bridgette W. Scanlan*  
Bridgette W. Scanlan, AVP & TO  
Attest *James J. Martin, Jr.*  
James J. Martin, Jr., TO

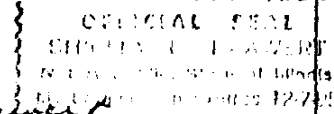
STATE OF ILLINOIS, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
COUNTY OF COOK

HEREBY CERTIFY, that the above named Bridgette W. Scanlan & James J. Martin of the STANDARD BANK AND TRUST COMPANY, an Illinois corporation Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TO and TO 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 corporation for the uses and purposes therein set forth; and the said TO then and there acknowledged that said TO as custodian of the corporate seal of said Standard Bank and Trust Company caused the corporate seal of said Standard Bank and Trust Company to be affixed to said instrument as said his own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Date July 5, 1994

Notary Public *Shirley E. ...*



This space for affixing riders and revenue stamps

Document Number 94643204

DELIVERY INSTRUCTIONS  
NAME Amalgamated Trust & Savings Bank  
STREET 1 West Monroe  
CITY Chicago, IL 60603  
OR  
RECORDER'S OFFICE BOX NUMBER BOX 333-CTI

FOR INFORMATION ONLY  
TAX BILLS TO  
Maple Brook L.L.C.  
602 N. County Line Road  
Hinsdale, IL 60521

# UNOFFICIAL COPY

Property of  
Trust

If the title to any of the above real estate 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.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary herein shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, assets and proceeds thereof, as aforesaid, the intention hereof being to vest in said trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in its actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who however and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person, including the Registrar of Titles of said county, relying upon or claiming under any such conveyance, lease or other instrument, 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 a 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 all amendments thereto, if any, and binding upon all beneficiaries hereunder; (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance 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 her, predecessor in trust.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to subdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 option 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

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COCK  
CO. NO. 016

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 21 '94 DEPT. OF REVENUE 625.00

COCK  
CO. NO. 016

0 5 4 0 1 3



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 21 '94 DEPT. OF REVENUE 625.00

COCK  
CO. NO. 016

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 21 '94 DEPT. OF REVENUE 625.00

COCK  
CO. NO. 016

0 5 4 0 2 0



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 21 '94 DEPT. OF REVENUE 625.00

2 5 8 7 6 3

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP JUL 21 '94  
P.O. 11427



625.00

2 5 8 7 6 4

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP JUL 21 '94  
P.O. 11427



625.00

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The North West quarter of Section 29, Township 35 North, Range 13 East of the Third Principal Meridian, excepting therefrom the following described tract:

(A) That part of the North West quarter of Section 29 lying South of a line commencing at a point in the West line of said Section which is 159 feet North of the South West corner of the North West quarter of Section 29 and running Easterly to a point on the East line of the North West quarter aforesaid which is 161.5 feet North of the South East corner of said quarter Section; in Cook County, Illinois.

ALSO

(B) A strip of land 50 feet in width (measured at right angles) South of and immediately adjoining the South right of way line of the Michigan Central Company across the North West quarter of Section 29, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

(C) That part of the North West quarter of Section 29, Township 35 North, Range 13 East of the Third Principal Meridian (except the North 50 feet thereof and excepting therefrom that part lying South of a line commencing at a point in the West line of said Section which is 159 feet North of the South West corner of the North West quarter aforesaid and running Easterly to a point on the East line of the North West quarter aforesaid which is 161.5 feet North of the South East corner thereof) lying West of a line described as follows: Beginning at the intersection of the South line of said North West quarter with the East line of the West 60 feet of said North West quarter; thence North on said East line to a point 219.25 feet North and 60 feet East of the South West corner of said North West quarter (as measured on the West line thereof and at right angles thereto; thence East, at right angles to the last described

course, 15 feet; thence North, at right angles to the last described course, 155 feet; thence West, at right angles to the last described course, to the East line of the West 50 feet of said North West quarter; thence North on said East line to the North line of said North West quarter (except the West 33 feet thereof) in Cook County, Illinois.

94643204

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

ARTHUR SIELOFF, agent for S&LCO, being duly sworn on oath, states that  
he resides at 9041 W. 95<sup>th</sup> ST. LAWRENCE, ILL.. That the  
attached deed is not in violation of 765 ILCS 205/1 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 the land into parcels or tracts of five 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 one 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 easement 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 two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 19 day of July, 19 94.

Notary Public

OFFICIAL SEAL  
EDWARD F. DOWNEY  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 11, 1995

94643204