

# UNOFFICIAL COPY

94707908

## WARRANTY-CORPORATION DEED IN TRUST

THIS INSTRUMENT WITNESSETH, That the Grantor WINGATE PROPERTIES, INC., an Illinois Corporation and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Conveys and WARRANT unto the HERITAGE TRUST COMPANY, an Illinois Corporation whose address is 17500 S. Oak Park Avenue, Tinley Park, Illinois the provisions of a trust agreement dated 6th day of July 1994 known as Trust Number 94-5263 the following described Real estate in the County of Cook and State of Illinois, to-wit:

See legal description attached hereto and made a part hereof.

DEPT-01 RECORDING \$25.50  
 T40011 TRAN 3312 08/10/94 10:32:00  
 #4231 & RV #94-707908  
 COOK COUNTY RECORDER

PROPERTY ADDRESS: 25733 Thomas, Oak Forest, Illinois 60452

PERMANENT TAX NUMBER 28-17-413-049 VOLUME NUMBER 31

TO HAVE AND TO HOLD the premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and for all purposes and authority to hereby granted to said trustee to improve, mortgage, protect and subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to vacate any subdivision or part thereof, and to reacquire said property as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey 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 mortgage, to encumber, to charge, to lease, to partition, to partition or to exchange said property, or any part thereof, to grant to any person or persons in fee simple, in fee simple subject to a power of release, in release, convey or assign any right, title or interest in or about or concerning any part thereof, and to deal with said property and every part thereof in all or any way and for such other considerations as it would be lawful for any person owning the same to deal with the same in either similar 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 to the application of any purchase money, rent, or money borrowed or advanced on said premises or any part thereof to see that the terms of this trust have been complied with, or be obliged to inquire into the capacity or competency of any part 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 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. (b) That at the time of delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, (c) that no conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (d) that a true and correct copy of the trust, that such successor or successors in trust have been properly appointed and duly vested with all the title, estate, rights, power, authorities, duties and obligations of the, 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, profits and proceeds arising from the sale or other disposition of said real estate and of 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, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Register of Titles is hereby directed not to register any instrument of title or duplicate thereof, or extension, 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.

In Witness Whereof, the grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its corporate officers.

this 1st day of AUGUST 1994

WINGATE PROPERTIES, INC. an Illinois Corporation

By: [Signature]

Attest: [Signature]

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State, Do Heretby Certify that the above named Officers of WINGATE PROPERTIES, INC. an Illinois Corporation, personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person and solemnly declared and delivered the said instrument as such officers of said Corporation and caused the corporate seal of said Corporation to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Dated: Aug 1st 1994

"OFFICIAL SEAL"

Joyce L. Taylor  
Notary Public, State of Illinois

NOTARY PUBLIC EXPIRES 03/01/95

AFTER RECORDING, MAIL TO:  
 Heritage Trust Company  
 17500 South Oak Park Avenue  
 Tinley Park, IL 60477

THIS INSTRUMENT WAS PREPARED BY:  
 Barrett, Sramek & Jasinski  
 6446 West 127th Street  
 Palos Heights, IL 60463

SAS - A DIVISION OF INTERCOUNTY

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This space for additional filings and reference stamps

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Property of Cook County Clerk's Office

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PARCEL 1: LOT 51 IN OAK FOREST TERRACE PHASE II-C, BEING A SUBDIVISION OF THE NORTH 750 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART OF LOT 51 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHWEST CORNER OF SAID LOT 51; THENCE NORTH 90 DEGREES 00 SECONDS EAST ON THE NORTH LINE OF LOT 51, A DISTANCE OF 54.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON THE LOT LINE OF SAID LOT 51, AND SAID LOT LINE PRODUCED SOUTH, A DISTANCE OF 49.69 FEET TO THE CENTER LINE OF AN 8 INCH PARTY WALL; THENCE NORTH 89 DEGREES 48 MINUTES 20 SECONDS WEST IN THE CENTERLINE OF SAID 8 INCH PARTY WALL, A DISTANCE OF 26.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.40 FEET TO A CORNER OF SAID LOT 51; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON THE LOT LINE OF LOT 51, A DISTANCE OF 28.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE LOT LINE OF LOT 51, A DISTANCE OF 54.0 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 16, 1976 AS DOCUMENT 23358154 AND AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED MARCH 3, 1977 AS DOCUMENT 24848571 AND AS SHOWN ON THE PLAT OF OAK FOREST TERRACE, PHASE II-C, RECORDED APRIL 15, 1977 AS DOCUMENT 23889604, AND CREATED BY DEED FROM MARQUETTE NATIONAL BANK, TRUST NUMBER 7493 TO SUSAN McBAIN DATED SEPTEMBER 14, 1978 AND RECORDED NOVEMBER 20, 1978, AS DOCUMENT 24728029 OVER, UPON AND ACROSS OUTLOT "C".

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