

This Indenture Witnesseth, That the Grantor Eugene R. Schwartz and Betty L. Schwartz, husband and wife, as joint tenants

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement dated the 12th day of May 1980, known as Trust Number 5810 the following described real estate in the County of Cook and State of Illinois, to-wit:

See Reverse Side Hereof for Legal Description.

REAL ESTATE TAX REACTION TAX  
COUNTY OF COOK  
STAMP OCT 6 1994  
127.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
OCT 6 1994  
255.00

Property Address: 7832 Golf Drive, Palos Heights, IL 60463 94868131

Permanent Index No.: 23-36-303-124-1013

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

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 resubdivide 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 in 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 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 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 rental, 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 to 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 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, (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.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor S aforesaid ha ve hereunto set their hands and seal S this 29th day of September 1994.

(SEAL) Eugene R. Schwartz (SEAL) Betty L. Schwartz

(SEAL) \_\_\_\_\_ (SEAL) \_\_\_\_\_

This instrument was prepared by: Atty. Harry E. DeBruyn  
15252 S. Harlem Avenue  
Orland Park, IL 60462

BOX 360

7b

ALB

100-100

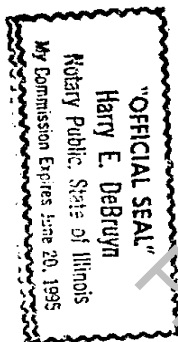
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10180810

# UNOFFICIAL COPY

STATE OF Illinois )  
COUNTY OF Cook ) ss. Harry E. DeBruyn

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Eugene R. Schwartz and Betty L. Schwartz, husband and wife



personally known to me to be the same person s whose name s are  
subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that they signed, sealed and delivered the said instrument  
as their free and voluntary act, for the uses and purposes therein set forth,  
including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this  
29th day of September A.D. 1994

*Harry E. DeBruyn*  
Notary Public.

My commission expires 6/20/95

### Legal Description:

Parcel 1:  
Unit Number 7832 in Oak Hills Condominium II, as delineated on survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivision in the South West 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 23771002; together with a percentage of the common elements appurtenant to said unit as set forth in said declaration, as amended from time to time, which percentages shall automatically change in accordance with amended declarations as same are filed of record, pursuant to said declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby, in Cook County, Illinois.

Parcel 2:  
Easements appurtenant to and for the benefit of Parcel 1, as set forth in the declaration of easements made by Burnside Construction Company, a corporation of Illinois, dated October 1, 1976 and recorded October 25, 1976 as Document 23684698 and created by mortgage from Will Gierach and Dorothy A. Gierach, his wife, to Oak Lawn Trust and Savings Bank, a corporation of Illinois, dated October 21, 1977 and recorded October 24, 1977 as Document 24161107 and created by deed from Burnside Construction Company, a corporation of Illinois, to Will Gierach and Dorothy A. Gierach, his wife, dated October 21, 1977 and recorded November 1, 1977 as Document 24174085 for ingress and egress, all in Cook County, Illinois.

10180810

DEPT-01 RECORDING  
140011 TRAN 4082 10/07/94 11:15:00  
\$724 + RV \*-94-868131  
\$23.00  
COOK COUNTY RECORDER

Deed in Trust

WARRANTY DEED

First National Bank of Evergreen Park

3101 W. 95th St.  
Evergreen Park, IL 60642  
(708) 422-6700

TO

First National Bank of Evergreen Park

TRUSTEE

BOX 360

EVERGREEN BANK