

This Indenture

Made this 12th day of January 1994

between **INDEPENDENT TRUST CORPORATION**, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said **INDEPENDENT TRUST CORPORATION**, in pursuance of a Trust Agreement dated the 18th day of September 1987, and known as

Trust Number 20008, Party of the first part, and **STANDARD BANK AND TRUST COMPANY**, 7800 West 95th Street, Hickory Hill, Illinois 60457 as Trustee under the provisions of a Trust Agreement dated the 20th day of May 1993, and known as

Trust Number 13900, Party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of \$10.00 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

THE WEST 669.21 FEET OF THE EAST 719.21 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER LYING NORTH OF THE EAST AND WEST CENTERLINE EXCEPT THE NORTH 588.00 FEET THEREOF, OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE SOUTH 650 FEET OF THE WEST 203.00 FEET THEREOF, ALSO EXCEPTING THE SOUTH 145 FEET THEREOF), IN COOK COUNTY, ILLINOIS, CONTAINING 6.8139 ACRES MORE OR LESS.

DEPT-91 RECORDINGS 123.50
181977 TRAN 2523 01/18/94 09 06.00
25267 # 94-052924
COOK COUNTY RECORDER

Subject to real estate taxes for 1993 and subsequent years; and easements, covenants, conditions and restrictions of record.

Common Address: 11600 South Keziah Avenue, Merrionette Park, Illinois
P.I.N. 24-23-409-047

together with the tenements and appurtenances therunto belonging.

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantees named herein. The Powers and authority conferred upon said trust grantees are recited on the reverse side hereof and incorporated herein by reference.

Be it remembered that the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Be it witnessed that 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 its Trust Officer and attested by its Trust Officer, the day and year first above written.

DOCUMENT PREPARED BY:

Richard J. Skrodski, Esq.
Goldstein, Skrodski, Russian, Nemec
and Hoff, Ltd.
7660 West 62nd Place
Summit, Illinois 60501

INDEPENDENT TRUST CORPORATION

By [Signature] Trust Officer
Attest [Signature] Trust Officer

STATE OF ILLINOIS } ss
COUNTY OF Cook

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Cheryl Jaworski, Trust Officer and the above named [Signature], Trust Officer of said Corporation

personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Trust Officer and Trust Officer respectively, appeared before me this day in person, and

acknowledged that they signed and executed 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 Trust Officer

did then and there acknowledge that he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of January 1994
[Signature]
Notary Public

OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires 1/15/95

Please mail to:
Adam E. Borhan, Esq.
McBride, Baker and Coles
500 West Madison Street, 40th Floor
Chicago, Illinois 60661

1362362951

94052926

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 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 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 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 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 the 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 predecessors in trust.

This conveyance is made upon the express understanding and condition that neither INDEPENDENT TRUST CORPORATION individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 the actual possession of the trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notices of this condition from the date of the filing for record of this Deed.

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 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 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 the exemption of homesteads from sale or execution or otherwise.

★
★
★
★
125903

Cook County
REAL ESTATE TRANSACTION TAX
86250
REVENUE STAMP
980893

Clerk's Office

91052926