

# UNOFFICIAL COPY

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THE GRANTORS **SIMON DE BOER and ALICE DE BOER,**  
his wife,

of the County of **Cook** and State of **Illinois**  
for and in consideration of **TEN AND NO/100 (\$10.00)**  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT /QUIT CLAIM **X**) unto  
**SIMON DE BOER of 900 East Joe Orr Road, Chicago**  
**Heights, Illinois 60411**

DEPT-01 RECORDING \$31.50  
T#0012 TRAM 5753 03/11/94 10:56:00  
49843 \* - 24 - 224934  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the **14th** day of **December**, 1993, and known as Trust  
Number **401** (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real estate in the County of **Cook** and State of  
Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND HEREBY BY REFERENCE MADE A  
PART HEREOF.**

Permanent Real Estate Index Number(s): **32-12-301-018-0000 & 32-12-301-027**

Address(es) of real estate: **1990 East Glenwood Dyer Road (Lynwood)**

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part  
thereof, to dedicate parks, streets, highways or alleys, 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 successor 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 lease, 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 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 in 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 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 any 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, if 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 grantor **S** 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 on execution or otherwise.

In Witness Whereof, the grantor **S** aforesaid have hereunto set their hands and seal **S** this **14th**  
day of **December**, 19 **93**

**X Simon De Boer** (SEAL) **XX Alice De Boer** (SEAL)  
Simon De Boer Alice De Boer

State of Illinois, County of **Cook**, ss.

**"OFFICIAL SEAL"**  
**Blair Wolf**  
Notary Public, State of Illinois  
My Commission Expires 4/4/96

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that **SIMON DE BOER & ALICE DE BOER, his wife,** whose names are subscribed to the  
foregoing instrument, appeared before me this **14th** day of **December**, 19 **93**, 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 official seal, this **14th** day of **December**, 19 **93**

Commission expires **April 4th**, 19 **95**  
**Blair Wolf**  
NOTARY PUBLIC

This instrument was prepared by **PETER T. APPEL, Attorney at Law, 18607 Torrence Avenue,**  
**Suite 2A, Lansing, Illinois 60438**  
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE:

MAIL TO { **APPEL & APPEL, LTD.**  
(Name)  
**18607 TORRENCE AVE., STE 2A**  
(Address)  
**LANSING, ILLINOIS 60438**  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
**SIMON DE BOER**  
(Name)  
**900 E. JOE ORR ROAD**  
(Address)  
**CHICAGO HEIGHTS, IL 60411**  
(City, State and Zip)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 4, REAL ESTATE TRANSFER TAX ACT.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

*Blair Wolf*  
Peter T. Appel, Attorney

Date

3150  
cm

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Deed in Trust

To

Property of Cook County Clerk's Office

GEORGE E. COLE  
LEGAL FORMS

19812216

# UNOFFICIAL COPY

VOLUME 011 P.I. #32-12-301-027 and #32-12-301-018-0000

SIMON DE BOER & ALICE DE BOER, as Trustees  
900 E. Joe Orr Road,  
Chicago Heights, IL 60411

Property Address: 1990 East Glenwood Dyer Road, Lynwood

## LEGAL DESCRIPTION

### PARCEL 1:

That part of the South East 1/4 of the South West 1/4 of Section 12, Township 35 North, Range 14 East of the Third Principal Meridian, which lies North of the North line of Glenwood Dyer Road East of a line 16-1/2 feet East of and parallel to the West line of the South East 1/4 of the South West 1/4 of Section 12 aforesaid and West of a line commencing at a point 331.51 feet West of the North East corner of the South East 1/4 of the South West 1/4 of Section 12 aforesaid (as measured along the North Line of the said 1/4 1/4 Section) and running, thence South to a point on the North line of Glenwood Dyer Road which is 331.08 feet due West of the East line of the South East 1/4 of the South West 1/4 of Section 12 aforesaid, (except Nudi's Subdivision recorded January 27, 1958, as Document 17119335 and except that part described as follows: Beginning at a point on the Northerly line of Glenwood Dyer Road, said point being 16.50 feet East of, measured at right angles thereto, the West line of the South East 1/4 of the South West 1/4 of said Section 12; thence Southeasterly along the Northerly line of Glenwood Dyer Road, a distance of 511.81 feet to the point of intersection with the West line of Nudi's Subdivision, said Subdivision being recorded January 27, 1958 as Document 17119335; thence North along the West line of said Nudi's Subdivision, a distance of 117.94 feet to the North West corner of said Nudi's Subdivision; thence East along the North line of said Nudi's Subdivision, a distance of 47.55 feet to a point; thence North on a line parallel with the aforesaid West line of the South East 1/4 of the South West 1/4 of said Section 12, a distance of 887.06 feet to the point of intersection with the North line of the South East 1/4 of the South West 1/4 of said Section 12; thence West along the North line, a distance of 495.48 feet to a point 16.50 feet East of the North West corner of aforesaid South East 1/4 of the South West 1/4; thence South on a line 16.50 feet East of and parallel with the said West line of the South East 1/4 of the South West 1/4 of said Section 12, a distance of 751.67 feet more or less to the point of beginning, in Cook County, Illinois, and except that portion thereof described as follows:

See next page for "exception"

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VOLUME 011 P.1. #32-12-301-027 and #32-12-301-018-0000

SIMON DE BOER & ALICE DE BOER, as Trustees  
900 E. Joe Orr Road  
Chicago Heights, IL 60411

Property Address: 1990 East Glenwood Dyer Road, Lynwood

Exception continued

That part of the South East 1/4 of the South West 1/4 of Section 12, Township 35 North, Range 14 East of the Third Principal Meridian, which lies North of the North line of Glenwood Dyer Road East of a line 16-1/2 feet East of and parallel to the West line of the South East 1/4 of the South West 1/4 of Section 12 aforesaid and West of a line commencing at a point 331.51 feet West of the North East corner of the South East 1/4 of the South West 1/4 of Section 12 aforesaid (as measured along the North Line of the said 1/4 1/4 Section) and running, thence South to a point on the North line of Glenwood Dyer Road which is 331.08 feet due West of the East line of the South East 1/4 of the South West 1/4 of Section 12 aforesaid, (except Nudi's Subdivision recorded January 27, 1958, as Document 17119335 and except that part described as follows: Beginning at a point on the Northerly line of Glenwood Dyer Road, said point being 16.50 feet East of, measured at right angles thereto, the West line of the South East 1/4 of the South West 1/4 of said Section 12; thence Southeasterly along the Northerly line of Glenwood Dyer Road, a distance of 511.81 feet to the point of intersection with the West line of Nudi's Subdivision, said Subdivision being recorded January 27, 1958 as Document 17119335; thence North along the West line of said Nudi's Subdivision, a distance of 117.94 feet to the North West corner of said Nudi's Subdivision; thence East along the North line of said Nudi's Subdivision, a distance of 430.0 feet to a point; thence North on a line parallel with the aforesaid West line of the Southeast Quarter of the Southwest Quarter of said Section 12, a distance of 895.0 feet more or less to the point of Intersection with the North line of the Southeast Quarter of the Southwest Quarter of said Section 12, thence West along the North line, a distance of 877.92 feet to a point 16.50 feet East of the Northwest corner of aforesaid Southeast Quarter of the Southwest Quarter; thence South on a line 16.50 feet East of and parallel with the said West line of the Southeast Quarter of the Southwest Quarter of said Section 12, a distance of 751.67 feet more or less to the point of beginning, in Cook County, Illinois, and containing 89,500.0 square feet which is 2.05 acres more or less.

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AMENDATORY ACT - NEW STREETS AND EASEMENTS

STATE OF ILLINOIS

COUNTY OF COOK SS:

DOCUMENT # \_\_\_\_\_

PETER T. APPEL, being duly sworn on oath, states that his address is 18607 Torrence Ave., Lansing, IL 60438. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

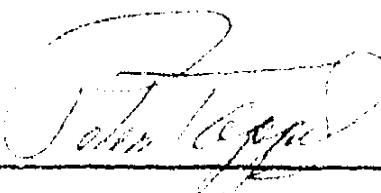
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. 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 easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. 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.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80- 318, 1, eff, Oct. 1, 1977.
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

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, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me  
this 17th day of January, 1994.

  
"OFFICIAL SEAL"  
Notary Public, State of Illinois  
My Commission Expires 4/4/95

 x  
94224954

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Property of Cook County Clerk's Office

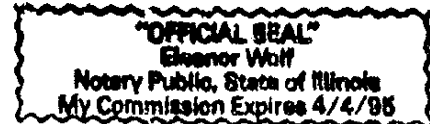
STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 17th, 1994 Signature: *Peter Appel*  
Grantor or Agent

PETER T. APPEL, ATTORNEY

Subscribed and sworn to before me by the said PETER T. APPEL this 17th day of January, 1994.  
Notary Public *Eleanor Wolf*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 17th, 1994 Signature: *Peter Appel*  
Grantee or Agent

PETER T. APPEL, ATTORNEY

Subscribed and sworn to before me by the said PETER T. APPEL this 17th day of January, 1994.  
Notary Public *Eleanor Wolf*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)