

DEED IN TRUST **UNOFFICIAL COPY**

95014662

Form 101 Nov 07 09

The above space for recorder's use only

COOK CO. 010

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **MARY C. GEISLER, an unmarried person**

0 6 0 9 5 8

of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **TEN and no/100** Dollars (\$ **10.00**)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Quit Claims unto **SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois banking corporation, 16178 South Park Avenue, South Holland, Illinois** as Trustee under the provisions of a certain Trust Agreement, dated the **19th** day of **December, 19 94**, and known as Trust Number **11074**, the following described real estate in the County of **Cook** and State of **Illinois** to wit:

SEE RIDER ATTACHED AND MADE A PART HEREOF.

Property of Cook County

REAL ESTATE TRANSFER TAX
Calumet City - City of Homes \$147.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
48.50

REAL ESTATE TRANSACTION TAX
Cook County
24.25

Property Address: **300 Park Avenue, #552, Calumet City, Illinois**

Permanent Real Estate Index Number: **29-24-100-019-1100**

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or purchase, or to execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate or any part thereof, to execute leases of the real estate, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to purchase the whole or any part of the premises and to execute contracts respecting the manner of leasing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, (conveyed to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see to the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 therein and by the 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 herein and in the trust agreement or in any amendments thereto and having upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver, over, 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the sale and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, 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 on execution or otherwise.

In Witness Whereof, the grantor **her** hereunto set **her** hand and seal this **30** day of **December** 19 **94**.

MARY C. GEISLER (SEAL)

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81987048

MAIL DEED TO:
SOUTH HOLLAND TRUST & SAVINGS BANK
16178 South Park Avenue
South Holland, Illinois

95014662
Document Number

UNOFFICIAL COPY

State of ILLINOIS)
County of COOK)

I, Kenneth D. Slovick a Notary Public in and for said County, in the state aforesaid, do hereby certify that MARY C. GEISSLER, an unmarried person

personally known to me to be the same person whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 30 day of December 19 91

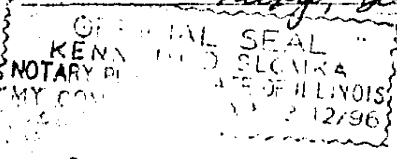
Kenneth D. Slovick
Notary Public

This instrument was prepared by:

(Name) K.D. Slovick
(Address) 4239 W. 63rd St
Chicago, IL 60629

Mail subsequent tax bills to:

(Name) _____
(Address) _____



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PARCEL 1: Unit 552 as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel): Lot 3, and that portion of Lot 2, lying above a horizontal plane drawn at an elevation of 609.13 (U.S.G.S. Datum reference to a bench mark being the brass plug at the centerline of Intersection of 159th Street and Paxton Ave-Elevation 601.02) bounded and described as follows: Commencing in the southwest corner of said Lot 2; thence North 18 degrees, 15 minutes, 8 seconds, West 29 feet along the West line of said Lot 2; thence North 71 degrees, 44 minutes, 52 seconds East 34.37 feet; thence South 18 degrees, 15 minutes, 8 seconds East 29 feet of the South line of said Lot 2; thence South 71 degrees, 44 minutes, 52 seconds West 34.37 feet to the point of beginning in River Oaks West Unit 1, being a subdivision of part of the Northwest 1/4 of Section 24, and that part of Lot 1 lying North of the Little Calumet River in the Subdivision of the Southwest 1/4 of Section 24, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 21857542 as amended, together with its undivided percentage interest in the common elements.

PARCEL 2: Easement for ingress and egress for the benefit of PARCEL 1 over and upon Lot 4 in River Oaks West Unit 1, subdivision aforesaid and as set forth in the Declaration recorded November 15, 1971 as Document 21712320 and created by deed from American National Bank and Trust Company of Chicago, a corporation of the United States of America as Trustee under Trust Agreement dated December 21, 1964 and known as Trust Number 21073 to Robert H. Bulkema and Elizabeth Bulkema, his wife, over and upon Lot 1 in River Oaks Unit 1, Subdivision aforesaid as created by said subdivision, all in Cook County, Illinois

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2024/10/28

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