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96780649

- DEPT-01 RECORDING \$27.00
- T#0012 TRAN 2333 10/11/96 14:56:00
- #1889 + CG #-96-780649
- COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

16 21307 / 96058081 OF TRUST TO TRUST

This Indenture, made this 10th day of September Successor A.D. 19 96 between LaSalle National Trust, N.A., a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 20th day of December, 19 88, and known as Trust Number 10-2330-19 (the "Trustee"), and PALOS BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 31, 1996 AND KNOWN AS TRUST NUMBER 1-4013 (the "Grantees")

(Address of Grantee(s): 12600 S. Harlem Avenue, Palos Heights, IL 60463)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO AND MADE A PART HEREOF

BACK CO. NO. 016
2 5 5 9 3 5
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT-9'96 DEPT. OF REVENUE 234.00
PB. 10686

60463
5592
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT-9'96
No. 11427 117.00

27.00
20

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THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE ATTACHED EXHIBIT "B" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Property Address: 16737 Cardinal Drive, Orland Park, IL 60462

Permanent Index Number: 27-29-201-007-0000

together with the tenements and appurtenances thereunto belonging.

BOX 333-CTI

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To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

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 affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Trust, N.A. *

as Trustee as aforesaid,

By Corinne Bok
Assistant Vice President

Assistant Secretary

This instrument was prepared by: <u>Rosemary Collins/ry</u>	LaSalle National Trust, N.A. Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192
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State of Illinois
County of Cook

SS:

*Successor Trustee to LaSalle National Bank, Successor Trustee to Exchange Bank of River Oaks, formerly known as River Oaks Bank and Trust Company

I, Ruth A. Yunker a Notary Public in and for said County,

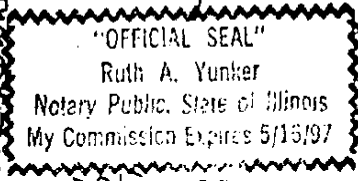
in the State aforesaid, Do Hereby Certify that Rosemary Collins

Assistant Vice President of LaSalle National Trust, N.A., and Corinne Bok

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of September A.D. 1996

Ruth A. Yunker
Notary Public



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Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Trust, N.A.

Trustee To

Mail To:
Lobal's Manager
60 Orland Square Drive
Suite 302
Orland Park
IL
60467

LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60603-4192

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EXHIBIT A

PARCEL 1:

THAT PART OF LOT 27 , UNIT B IN MALLARD LANDINGS UNIT 4B-2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 27; THENCE NORTH 89 DEGREES 50 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 27, 36.43 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 07 SECONDS EAST, 38.79 FEET; THENCE SOUTH 22 DEGREES 41 MINUTES 54 SECONDS EAST, 45.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 18 MINUTES 06 SECONDS EAST, 86.00 FEET, THENCE SOUTH 22 DEGREES 41 MINUTES 54 SECONDS EAST, 40.96 FEET; THENCE SOUTH 67 DEGREES 18 MINUTES 06 SECONDS WEST, 86.00 FEET; THENCE NORTH 22 DEGREES 41 MINUTES 54 SECONDS WEST, 40.96 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 AS AMENDED, FOR INGRESS AND EGRESS.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MB GRANTOR RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 AS AMENDED, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS, CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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EXHIBIT "B"

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, 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 praesenti 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 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 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 cases made and provided.

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