

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

96120269

DEPT-01 RECORDING \$25.00
T90012 TRAN 9137 02/14/96 11:25:00
#9289 CG *-96-120269
COOK COUNTY RECORDER

The above space for recorder's use only

Handwritten initials/signature

THIS INDENTURE WITNESSETH, That the Grantor, 159th Street Office Condominiums Limited Partnership, an Illinois limited partnership

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100THS (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto FIRST UNITED BANK, an Illinois banking association, whose address is _____, as Trustee under the provisions of a trust agreement dated the 29th day of December 1995, known as Trust Number 1766 the following described Real estate in the County of Cook and State of Illinois, to-wit:

LOT 3 IN HARRIS BANK ARGO ORLAND PARK SUBDIVISION, BEING A SUBDIVISION OF THE WEST 165 FEET OF THE SOUTH 264 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND ALSO PART OF THE SOUTH 500 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, ALL IN COOK COUNTY, ILLINOIS.

Handwritten: 75-47-524 0A BJA 1064

PERMANENT TAX NUMBER: 27-14-313-027-0000
STREET ADDRESS: 8430 West 159th Street, Orland Park, IL 60462

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

1-26-96
Handwritten date

Handwritten signature
Buyer, Heir or Representative

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 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

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BOX 333-CTI

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Property of Cook County Clerk's Office

96120269

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this _____ day of _____, 19__.

Clerk of Cook County

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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 thereafter.

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 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 grantor 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 _____ aforesaid has _____ hereunto set 17 hand _____ and seal _____ this 26 day of

January 19 96 159th Street Office Condominiums Limited Partnership, an Illinois limited partnership, By: GNB Land Management, Inc., its General Partner

By: Patrick L. Glenn (Seal) By: Robert Wells (Seal)
Patrick L. Glenn - President Robert Wells - Secretary/Treasurer

(Seal) _____ (Seal)

STATE OF ILLINOIS, I, Donald I. Bettenhausen, a Notary Public in and COUNTY OF Cook SS. for said County, in the state aforesaid, do hereby certify that

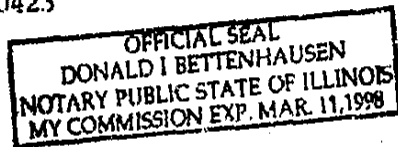
159th St. Office Condominiums Limited Partnership, an IL limited partnership, By: GNB Land Management, Inc., its General Partner, by: Patrick L. Glenn, President, and by: Robert Wells, Secretary/Treasurer

personally known to me to be the same person s whose name s 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 8th day of February, 19 96.
Donald I. Bettenhausen
Notary Public

After recording return to:
FIRST UNITED BANK
7626 W. Lincoln Highway
Frankfort, IL 60423

THIS INSTRUMENT WAS PREPARED BY:
Donald I. Bettenhausen & Associates
17400 South Oak Park Avenue
Tinley Park, IL 60477



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